

**Claridge Pointe Homeowners Association
Part III - Appendix
FY 2017 Reserve Budget**

Adopted by the Board on September 12, 2016

Ratified by the Membership on November 14, 2016

	2017 Budget
Assessment Income	
4025 - Reserve Assessments	50,400.00
Total Assessment Income	50,400.00
Investment Income	
4905 - Reserve Contribution Income	0.00
4910 - Interest Earned - Reserve Accounts	971.00
Total Investment Income	971.00
Total Reserves Income	51,371.00
Administrative	
5105 - Reserve Studies	400.00
Total Administrative	400.00
Reserve Expenses	
9806 - Alarm System Expenses	4,463.00
9826 - Common Area Expenses	5,440.00
9840 - Deferred Maintenance Expenses	0.00
9852 - Entry Gate	5,017.00
9886 - Landscape Expenses	19,745.00
9916 - Paved Surfaces Expenses	1,643.00
9936 - Roof Expenses	0.00
9946 - Signs Expenses	393.00
Total Reserve Expenses	36,701.00
Total Reserves Expense	37,101.00
Total Reserves Net Income / (Loss)	14,270.00
Total Association Net Income / (Loss)	14,270.00

Claridge Pointe Homeowners Association Part III - Appendix Access Covers A - G



A-1 Sewer cover plate at Wellington Way. This is the tie in from South Claridge.



A-2 Sewer cover plate 27" diameter located outside of the fire gate facing Wellington Way.



B-3 Survey 9" diameter near 7500 Diamond Pointe Way.



B-4 Survey 9" diameter near 7500 Diamond Pointe Way.



C-5 VALVCO 6 1/2" cover plate next to driveway at 7500 Diamond Pointe Way.



C-6 VALVCO 6 1/2" cover plate next to driveway at 7500 Diamond Pointe Way.



C-7 Water 9" cover plate next to driveway at 7500 Diamond Pointe Way.



C-8 Survey 9" cover plate next to driveway at 7500 Diamond Pointe Way.



D-9 Survey 9" cover plate in road next to 7510 South Claridge Pointe Parkway.



E-10 Gas 9" cover plate in the driveway of 7535 South Claridge Pointe Parkway.



F-11 Water 9" cover plate in front of 7550 South Claridge Pointe Parkway.



G-12 Sewer cover plate 27" in front of 7555 South Claridge Pointe Parkway.

Claridge Pointe Homeowners Association

Part III - Appendix

Access Covers H - W



H-13 Survey 9" cover plate in front of 7601 South Claridge Pointe Parkway.



I-14 Gas 9" cover in driveway of 7670 South Claridge Pointe Parkway.



I-15 Sewer 27" cover in driveway of 7670 South Claridge Pointe Parkway.



J-16 Survey 9" cover in front of 7690 South Claridge Pointe Parkway.



J-17 Water 9" cover in front of 7690 South Claridge Pointe Parkway.



K-18 Survey 9" cover in front of 100 Platinum Pointe Way.



L-19 - Survey 9" cover in front of 101 Platinum Pointe Way.



L-20 - Water 9" cover in front of 101 Platinum Pointe Way.



M-21 Sewer 27" cover in front of 121 Platinum Pointe Way.



N-22 Survey 9" cover in front of 150 Platinum Pointe Way.



O-23 - Water 9" cover in front of 161 Platinum Pointe Way.



P-24 Survey 9" cover in front of 181 Platinum Pointe Way.



Q-25 Survey 9" cover in front of 7671 Diamond Pointe Way.



Q-26 Sewer 27" cover in front of 7671 Diamond Pointe Way.



R-27 Water 9" cover in front of 7611 Diamond Pointe Way.



S-28 Water 9" cover in front of 7611 Diamond Pointe Way.



T-29 Sewer 27" cover in front of 7610 Diamond Pointe Way.



U-30 Survey 9" cover in front of 7590 Diamond Pointe Way.



V-31 Sewer 27" cover in front of 7541 Diamond Pointe Way.



W-32 Survey 9" cover in front of 7520 Diamond Pointe Way.

Claridge Pointe Homeowners Association Part III - Appendix Access Covers A - K

North Claridge Access Covers



A-1&2 VALVCO 6 1/2" cover and 9" Water cover at entrance to North Claridge Pointe Parkway.



B-3 Sewer cover plate 27" diameter located in front of 7715 North Claridge Pointe Parkway.



C-4 Sewer cover plate 40" diameter located off road at south west corner of 7740 NCP.



D-5 Water 9" cover in front of 7805 North Claridge Pointe Parkway.



E-6 Sewer 27" cover in front of mailboxes in North Claridge Pointe.



F-7 Storm drain 27" cover at intersection of Brookshire and North Claridge Pointe Pkwy.



G-8 Water 9" cover in front of 3 Brookshire Drive.



G-9 VALVCO 6 1/2" cover in front of 3 Brookshire Drive.



G-10 VALVCO 6 1/2" cover in front of 3 Brookshire Drive.



G-11 Water 9" cover in front of 3 Brookshire Drive.



H-12 Water 9" cover in front of 1 Brookshire Drive.



I-13 VALVCO 6 1/2" cover outside of fire gate at entrance to Brookshire Drive.



I-14 Water 9" cover outside of fire gate at entrance to Brookshire Drive.



J-15 Access cover plate in North Virginia Street presumably for North Claridge Pointe.



K-16 Sewer cover plate 40" diameter located in sidewalk next to N. Virginia and behind 7740 NCP.

**END
NORTH
CLARIDGE
POINTE**

**Claridge Pointe Homeowners Association
Part III - Appendix
Physical Addresses for North Claridge Pointe Homes**



Physical Addresses for South Claridge Pointe Homes



**Claridge Pointe Homeowners Association
Part III - Appendix
Asphalt Square Footage Map**



#	Asphalt Location	L	W	Sq. Ft.
1	South Claridge Circle:	2073	22.5	46,642.50
2	Entrance to SCP at Wellington Way:	83	37	3,071.00
3	Entrance to SCP at Lancaster Drive:	99	37	3,663.00
4	Subtract Island at SCP Entrance:	40	5	-200
5	Intersect point at PPW and DPW:	22.5	10	225
6	North Claridge Pointe Parkway:	835	22.5	18,787.50
7	Brookshire Drive:	193	22.5	4,342.50
8	S. Claridge Mailbox & Visitor Parking:	54.2	18.8	1,020.00
9	Visitor Parking 7540 – 7550 DPW:	20.2	19.2	386.75
Total Asphalt within Claridge Pointe				77,938.25

Claridge Pointe Homeowners Association Part III - Appendix Concrete Square Footage Map



#	Concrete Location:	L	W	Total SF
1	7500 SCP to 7690 SCP Sidewalk	942	4	3,768
2	101 PPW to 191 PPW Sidewalk	452	4	1,808
3	7681 DPW to 7601 DPW Sidewalk	930	4	3,720
4	7705 NCP to 7895 NCP Sidewalk	830	4	3,356
5	1 to 5 Brookshire Sidewalk	193	4	772
Total Square Footage of Sidewalk =				13,424
1	7601 DPW to Lancaster Curbing	37	2	74
2	7681 DPW to PPW Curbing	52	2	104
3	Inner Circle South Claridge Curbing	2073	2	4146
4	101 PPW to Lancaster Curbing	52	2	104
5	7895 NCP Curbing	63	2	126
6	7890 NCP to Lancaster Drive Curbing	916	2	1832
Total Square Footage of Curbing =				6,386
1	Visitor parking between 7595 & 7601 DWP	17.56	18	316
2	North Claridge Mail & Visitor Parking	20	20	400
3	Visitor Parking between 7740 & 7750 NCP	19	11	209
Total Square Footage of Parking Concrete =				925

**Claridge Pointe Homeowners Association
Part III - Appendix
Concrete Barriers within North Claridge**



**7895 North Claridge Pointe Parkway Installed July 2013 and
Repaired October 2016**



7890 North Claridge Pointe Parkway installed February 2015



3 Brookshire Drive Installed July 2013

**Claridge Pointe Homeowners Association
Part III - Appendix
Concrete Swales within Claridge Pointe**

Between 5 & 7 Brookshire Drive installed August 2012



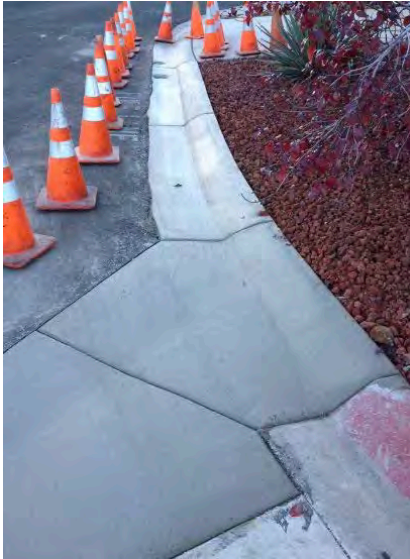
Between 7500 Diamond Pointe Way and 7510 South Claridge Pointe Parkway installed August 2012. Additional repairs were made in November 2014.



Between 100 Platinum Pointe Way and 7690 South Claridge Pointe Parkway installed November 2014.



**Claridge Pointe Homeowners Association
Part III - Appendix
Concrete Repairs to Swale**



**Gutter repair and swale extension at 7500 Diamond Pointe Way
installed November 2014**

Concrete Handicap Access



**Six inch concrete curb removed and handicap access to South Claridge Mailboxes
installed October 2016**

**Claridge Pointe Homeowners Association
Part III - Appendix
Fire Break Area Map West of Diamond Pointe Way**

The Fire Break area starts at the Chain link fence to the North, Wellington Way to Lancaster Drive, Chain link fence Post# 10.000 on South side adjacent to Wellington Way to Chain link Post# 10.131 on North side adjacent to Lancaster Drive. The Fire Break area stops at the homeowner property lines represented by the dashed line.

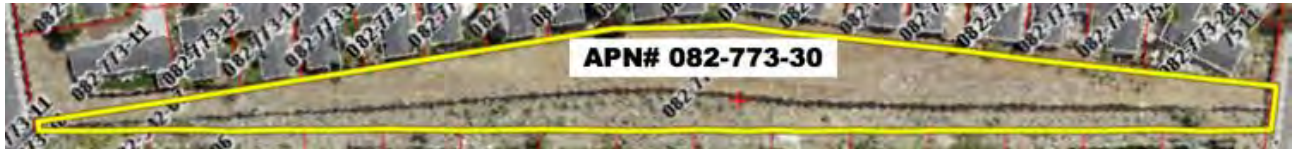


Pre-emergence; weed killer; or chemical treatment MUST be applied in March or as soon as the snow melts. As soon as the snow melts, a general trash clean-up with disposal needs to be performed in the specified area. This is a Fire Abatement area, and it must be kept clear of all combustible materials.

Claridge Pointe Homeowners Association Part III - Appendix Fire Break Area West of Diamond Pointe Way

The Reno Fire department requires a "defensible" space during fire season. The hill to the west of houses on Diamond Pointe Way is subject to soil erosion so it is necessary to leave the root structure of the brush, however the tops should be periodically cut in order to minimize fire danger.

The perimeter chain link fence is inside of the actual property line of Claridge Pointe. Below is a screen shot from the Washoe County Assessor's Office showing the "Common Area" west of Diamond Pointe Way.



Spring 2012



July 2012

**Claridge Pointe Homeowners Association
Part III - Appendix
Fire Break Area Satellite Map North of Brookshire Drive**

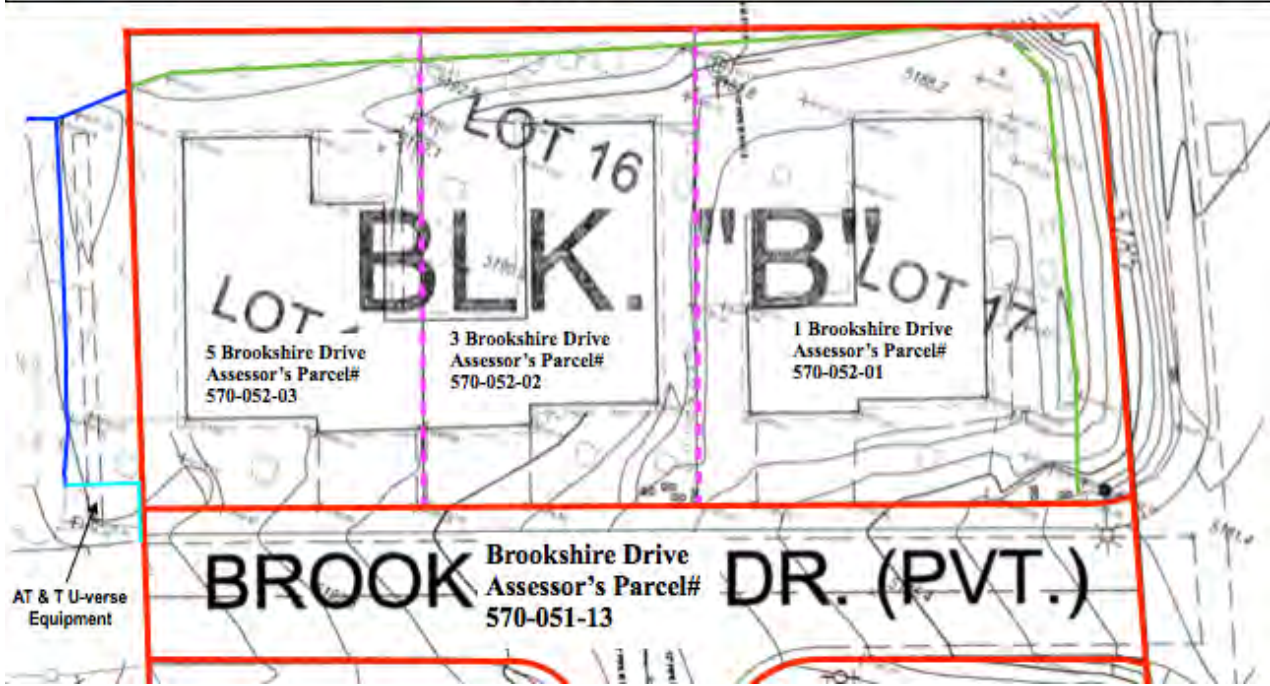
The Fire Break area starts the edge of North Virginia Street. The depth of the Fire Break area should extend a minimum of twenty [20] feet to the north of the composite picket fence behind 1, 3, and 5 Brookshire Drive as outlined on the map below.



Pre-emergence; weed killer; or chemical treatment MUST be applied in March or as soon as the snow melts. As soon as the snow melts, a general trash clean-up with disposal needs to be performed in the specified area. This is a Fire Abatement area, and it must be kept clear of all combustible materials

Claridge Pointe Homeowners Association Part III - Appendix Fire Break Property Line North of Brookshire Drive

The property line for North Claridge Pointe at the northern most point is approximately ten feet to the west of 5 Brookshire Drive and ten feet to the north of the perimeter fence behind 5 Brookshire Drive. The property line to the north eastern corner starts at the perimeter fence concrete pillar.



Spring 2012



Summer 2012

Claridge Pointe Homeowners Association Part III - Appendix

Landscaping Rock by Perimeter Fence Sections 1.1 thru 4.2



1.1 - 1.5 South of 7511 Diamond Pointe Way and facing Wellington Way.



1.6 South of 7501 Diamond Pointe Way and facing Wellington Way.



1.5 - 1.7 South of 7501 Diamond Pointe Way and facing Wellington Way.



1.7 - 1.9 Corner lot 7501 Diamond Pointe Way at Wellington Way.



2.1 - 2.5 Corner lot 7500 South Claridge Pointe Parkway at Wellington Way.



2.4 - 2.5 South of 7500 South Claridge Pointe Parkway facing Wellington Way.



3.1 East of 7500 South Claridge Pointe Parkway facing North Virginia Street.



3.2 East of 7510 South Claridge Pointe Parkway facing North Virginia Street.



3.3 East of 7520 South Claridge Pointe Parkway facing North Virginia Street.



3.4 East of 7530 South Claridge Pointe Parkway facing North Virginia Street.



3.5 East of 7540 South Claridge Pointe Parkway facing North Virginia Street.



3.6 East of 7550 South Claridge Pointe Parkway facing North Virginia Street.



3.7 East of 7560 South Claridge Pointe Parkway facing North Virginia Street.



3.8 East of 7580 South Claridge Pointe Parkway facing North Virginia Street.



3.9 East of 7590 South Claridge Pointe Parkway facing North Virginia Street.



3.10 East of 7600 South Claridge Pointe Parkway facing North Virginia Street.



3.11 East of 7610 South Claridge Pointe Parkway facing North Virginia Street.



3.12 East of 7620 South Claridge Pointe Parkway facing North Virginia Street.



3.13 East of 7630 South Claridge Pointe Parkway facing North Virginia Street.



3.14 East of 7660 South Claridge Pointe Parkway facing North Virginia Street.



3.15 East of 7660 South Claridge Pointe Parkway facing North Virginia Street.



3.16 North-East corner of 7660 South Claridge Pointe Parkway facing North Virginia Street.



4.1 North corner of 7660 South Claridge Pointe Parkway facing Lancaster Drive.



4.2 North of 7670 South Claridge Pointe Parkway facing Lancaster Drive.

Claridge Pointe Homeowners Association

Part III - Appendix

Landscaping Rock by Perimeter Fence Sections 4.3 thru 7.4



4.3 North of 7680 South Claridge Pointe Parkway facing Lancaster Drive.



4.4 North of 7690 South Claridge Pointe Parkway facing Lancaster Drive.



4.5 North-West of 7690 South Claridge Pointe Parkway facing Lancaster Drive.



4.6 West of 7690 South Claridge Pointe Parkway facing South Claridge Entrance Gate.



5.1 - 5.3 East of 101 Platinum Pointe Way facing Lancaster Drive.



5.4 North of 101 Platinum Pointe Way facing Lancaster Drive.



5.5 North of 111 Platinum Pointe Way facing Lancaster Drive.



5.6 North of 121 Platinum Pointe Way facing Lancaster Drive.



5.7 North of 131 Platinum Pointe Way facing Lancaster Drive.



5.8 North of 141 Platinum Pointe Way facing Lancaster Drive.



5.9 North of 151 Platinum Pointe Way facing Lancaster Drive.



5.10 North of 161 Platinum Pointe Way facing Lancaster Drive.



5.11 North of 171 Platinum Pointe Way facing Lancaster Drive.



5.12 North of 181 Platinum Pointe Way facing Lancaster Drive.



5.13 North of 181 Platinum Pointe Way facing Lancaster Drive.



5.14 North of 191 Platinum Pointe Way facing Lancaster Drive.



6.1 South of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



6.2 South of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



6.3 South of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



6.4 South-East of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



7.1 West of Lancaster Apartments and East of North Claridge Pointe Parkway.



7.2 West of Lancaster Apartments and East of North Claridge Pointe Parkway.



7.3 West of Lancaster Apartments and East of North Claridge Pointe Parkway.



7.4 West of Lancaster Apartments and East of North Claridge Pointe Parkway.

**Claridge Pointe Homeowners Association
Part III - Appendix**

Landscaping Rock by Perimeter Fence Sections 7.5 thru 9.4



5.11 North of 171 Platinum Pointe Way facing Lancaster Drive.



5.12 North of 181 Platinum Pointe Way facing Lancaster Drive.



5.13 North of 181 Platinum Pointe Way facing Lancaster Drive.



5.14 North of 191 Platinum Pointe Way facing Lancaster Drive.



6.1 South of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



6.2 South of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



6.3 South of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



6.4 South-East of 7705 North Claridge Pointe Parkway facing Lancaster Drive.



7.1 West of Lancaster Apartments and East of North Claridge Pointe Parkway.



7.2 West of Lancaster Apartments and East of North Claridge Pointe Parkway.



7.3 West of Lancaster Apartments and East of North Claridge Pointe Parkway.



7.4 West of Lancaster Apartments and East of North Claridge Pointe Parkway.



8.9 East of 7850 North Claridge Pointe Parkway facing North Virginia Street.



8.10 East of 7860 North Claridge Pointe Parkway facing North Virginia Street.



8.11 East of 7870 North Claridge Pointe Parkway facing North Virginia Street.



8.12 East of 7880 North Claridge Pointe Parkway facing North Virginia Street.



8.13 East of 7880 North Claridge Pointe Parkway facing North Virginia Street.



8.14 - 8.15 East of 7890 North Claridge Pointe Parkway facing North Virginia Street.

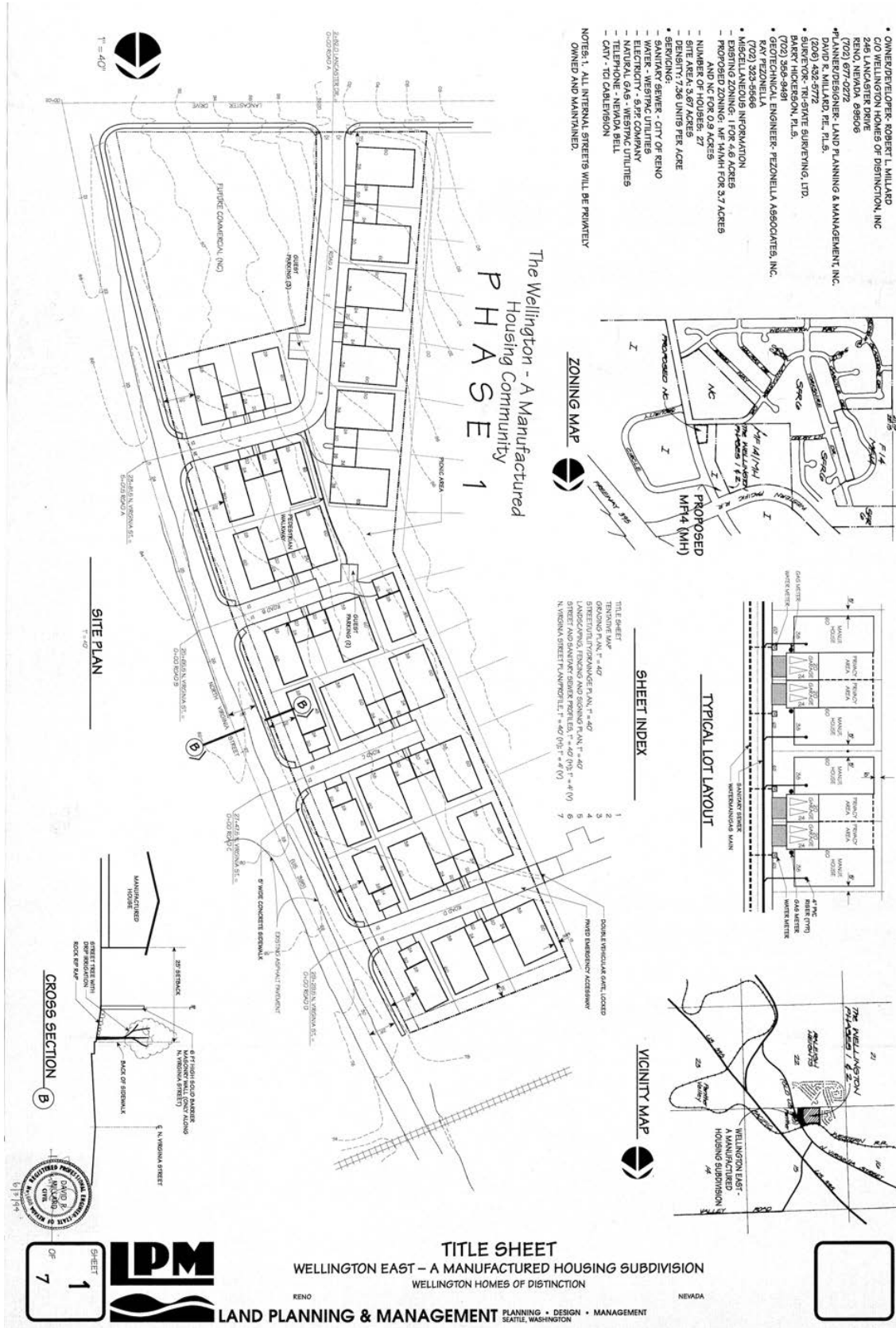


8.16 - 8.19 East of 1 Brookshire Drive facing North Virginia Street.

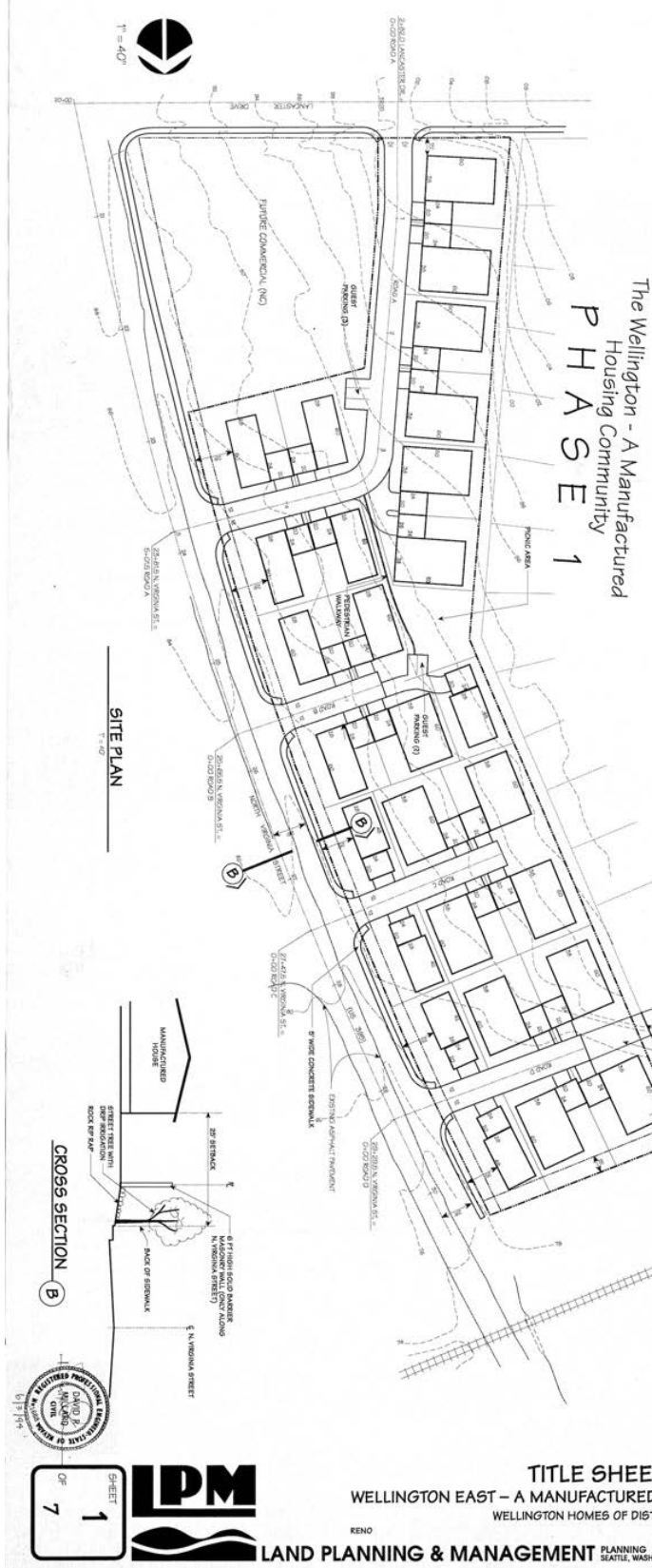
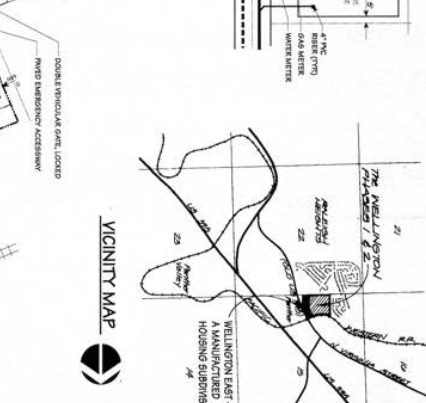
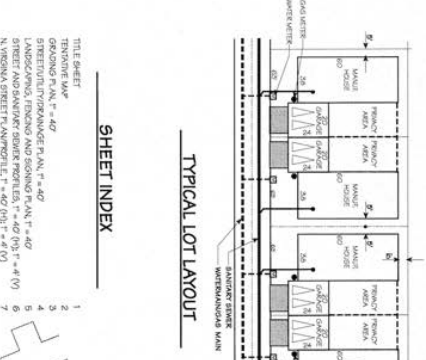


9.1 - 9.4 North of 1 to 5 Brookshire Drive facing the railroad tracks.

Claridge Pointe Homeowners Association Part III - Appendix Original North Claridge Site Plan for Wellington Estates



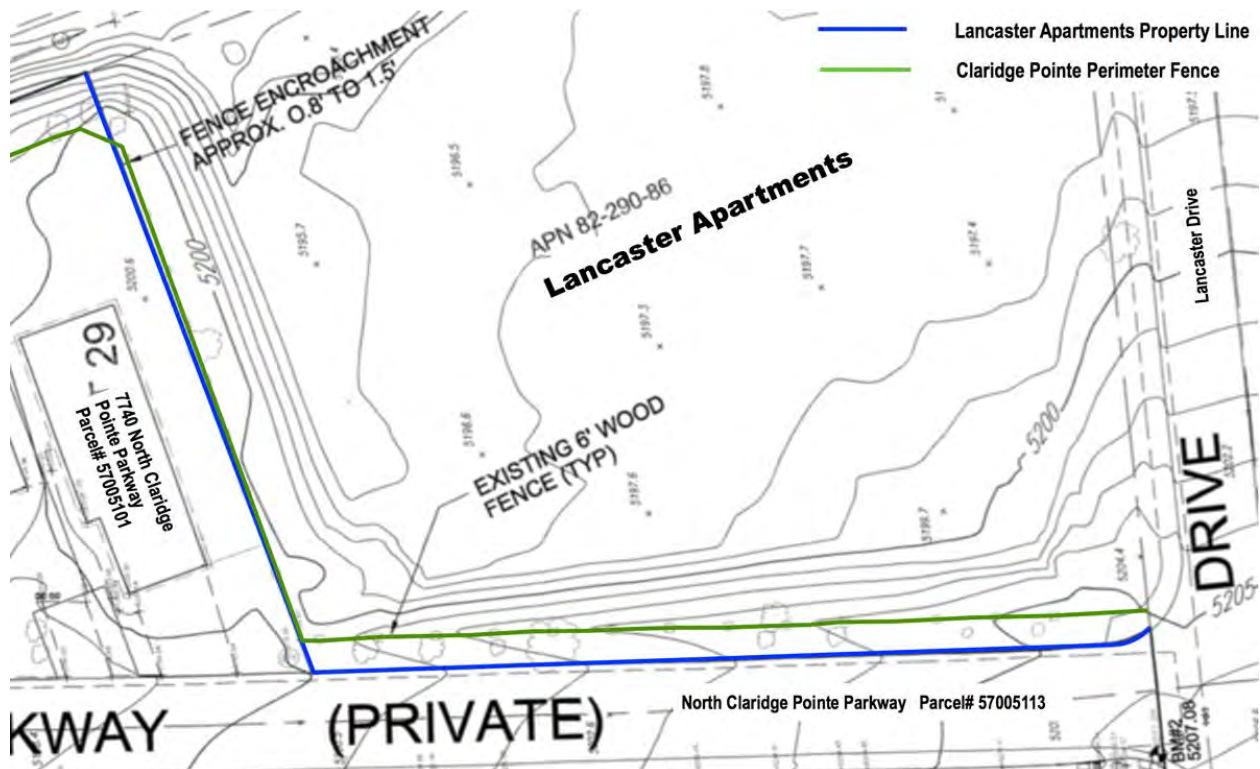
- OWNER/DEVELOPER: ROBERT I. MILLARD
245 LANCASTER DRIVE
RENO, NEVADA 89506
(702) 697-0272
- ARCHITECT: LAND PLANNING & MANAGEMENT, INC.
DAVID S. MILLARD, P.E., F.L.S.
(208) 432-5772
- SURVEYOR: TR-STATE SURVEYING, LTD.
BARRY HICKERSON, P.L.S.
(702) 353-9491
- ENGINEER: PEZONELLA ASSOCIATES, INC.
RAY PEZONELLA
(702) 323-5566
- MISCELLANEOUS INFORMATION
- EXISTING ZONING: I-OR 4.6 ACRES
- PROPOSED ZONING: MFP4 3.7 ACRES
- NUMBER OF HOUSES: 27
- DENSITY: 7.26 UNITS PER ACRE
- SITES: 27
- DENSITY: 7.26 UNITS PER ACRE
- SERVICES: CITY OF RENO
- WATER: WESTPAC UTILITIES
- ELECTRICITY: SFP COMPANY
- NATURAL GAS: WESTPAC UTILITIES
- TELEPHONE: NEVADA BELL
- CITY: TC CREATION



Claridge Pointe Homeowners Association Part III - Appendix

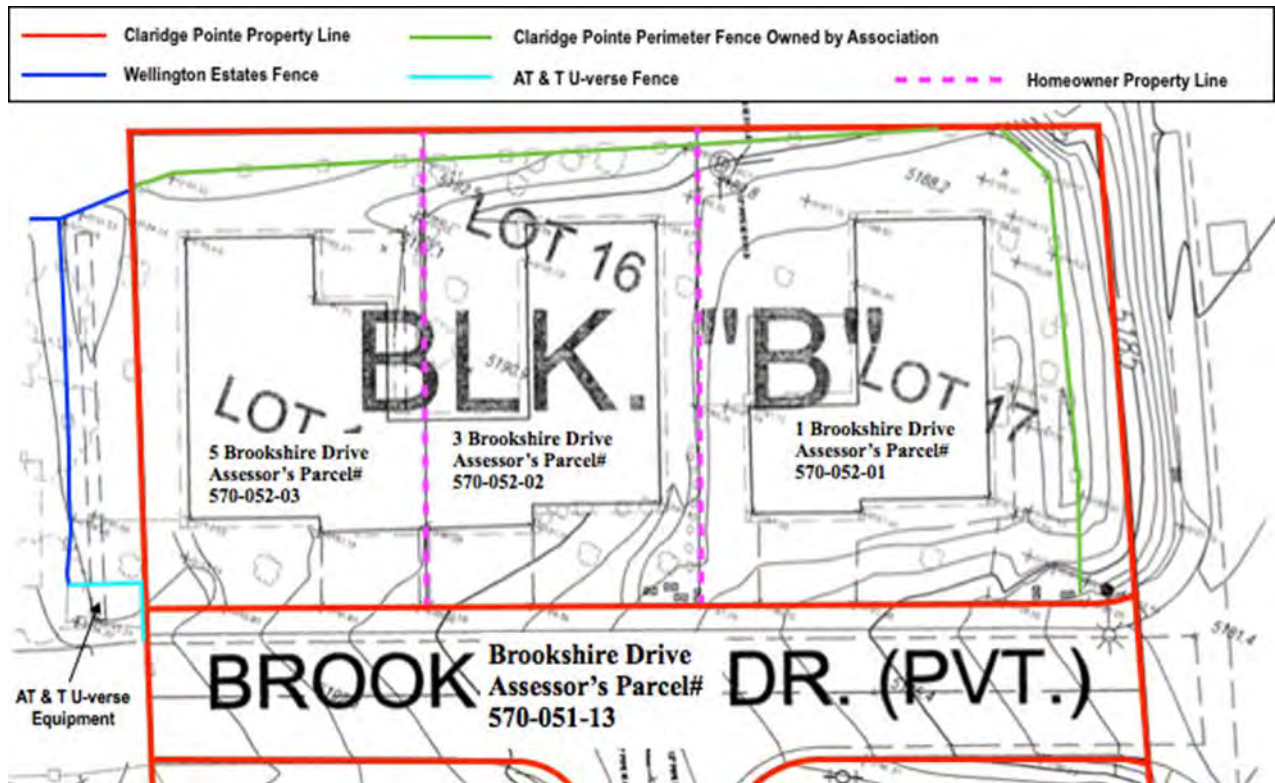
Property Line Encroachment at N. Claridge Entrance & 7740 NCP

The end of the North Claridge Pointe property line starts at the concrete curbing to the east of North Claridge Pointe Parkway. The perimeter fence location is approximately five feet to the east of our actual property line. The property line to the south of Lot 29, 7740 North Claridge Pointe Parkway, encroaches .8' to 1.5' to the south of our actual property line. When the Lancaster Apartments were built, the owners acknowledged the existing perimeter fence as our defacto property line in exchange for permission to tie into our existing Claridge Pointe sewer lines. More information on this can be found in "Sewer Map & Lancaster Apartments."

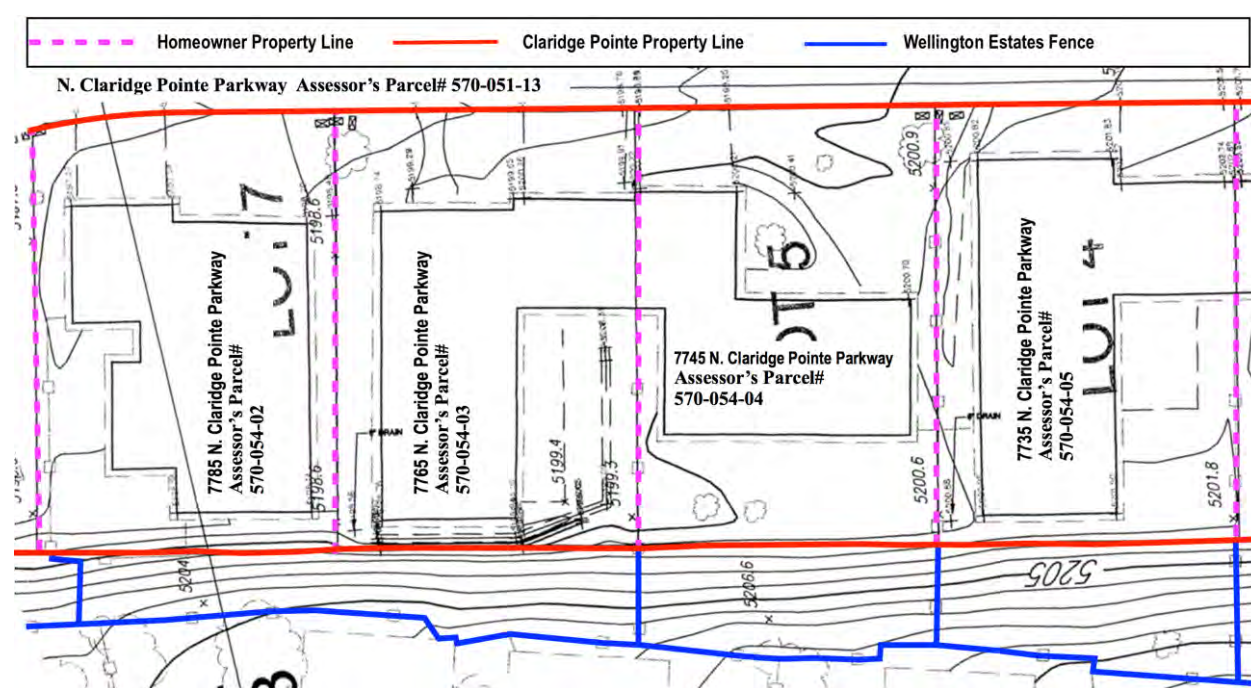
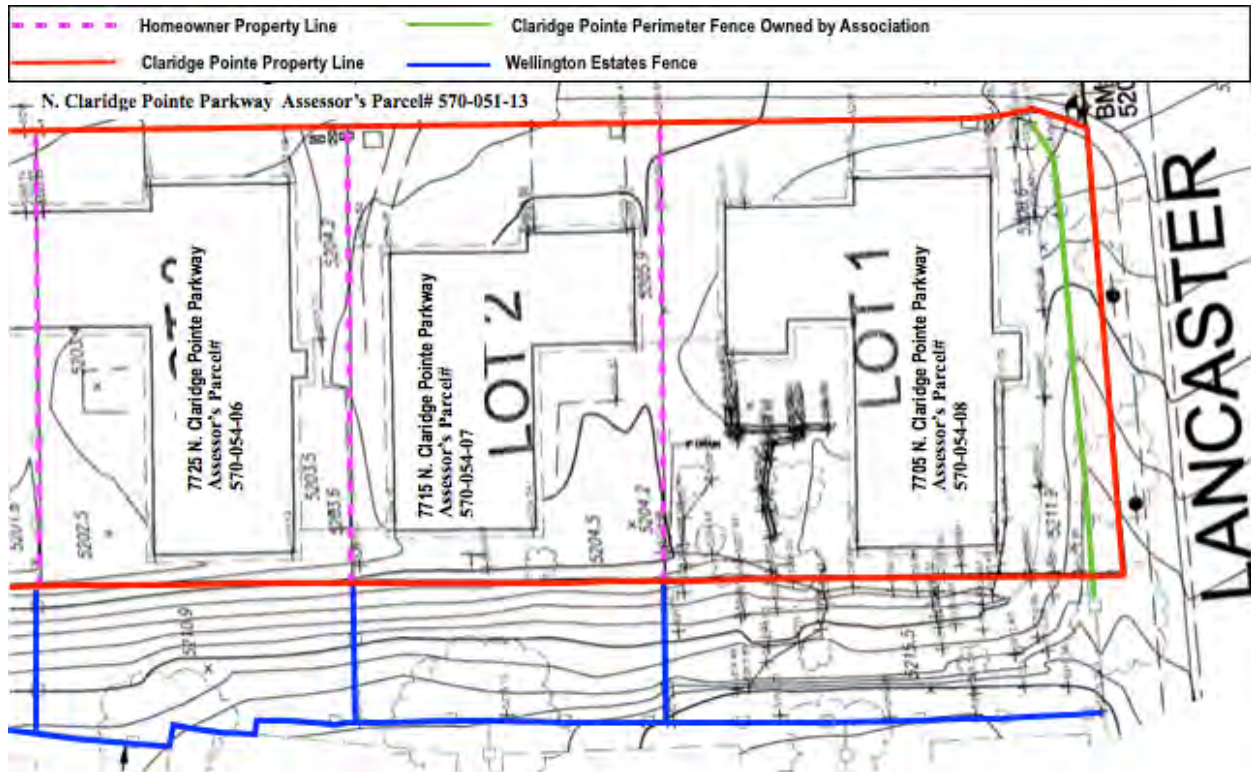


Claridge Pointe Homeowners Association Part III - Appendix Property Line Encroachment at 5 Brookshire Drive

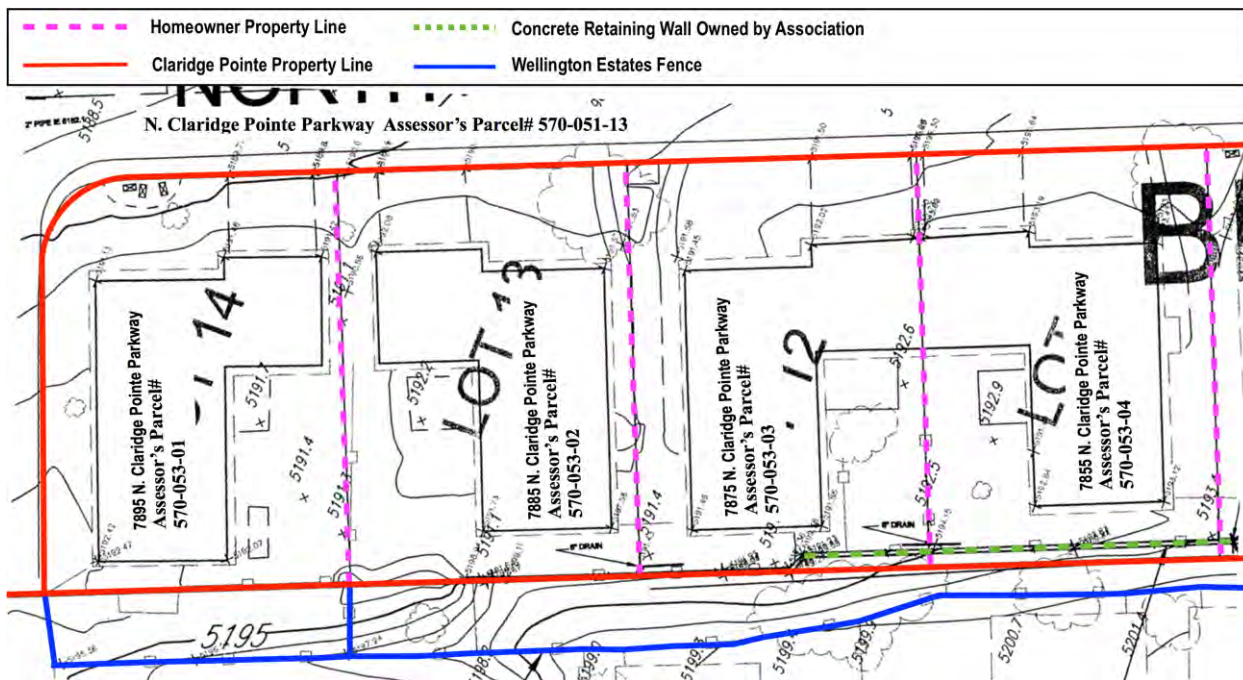
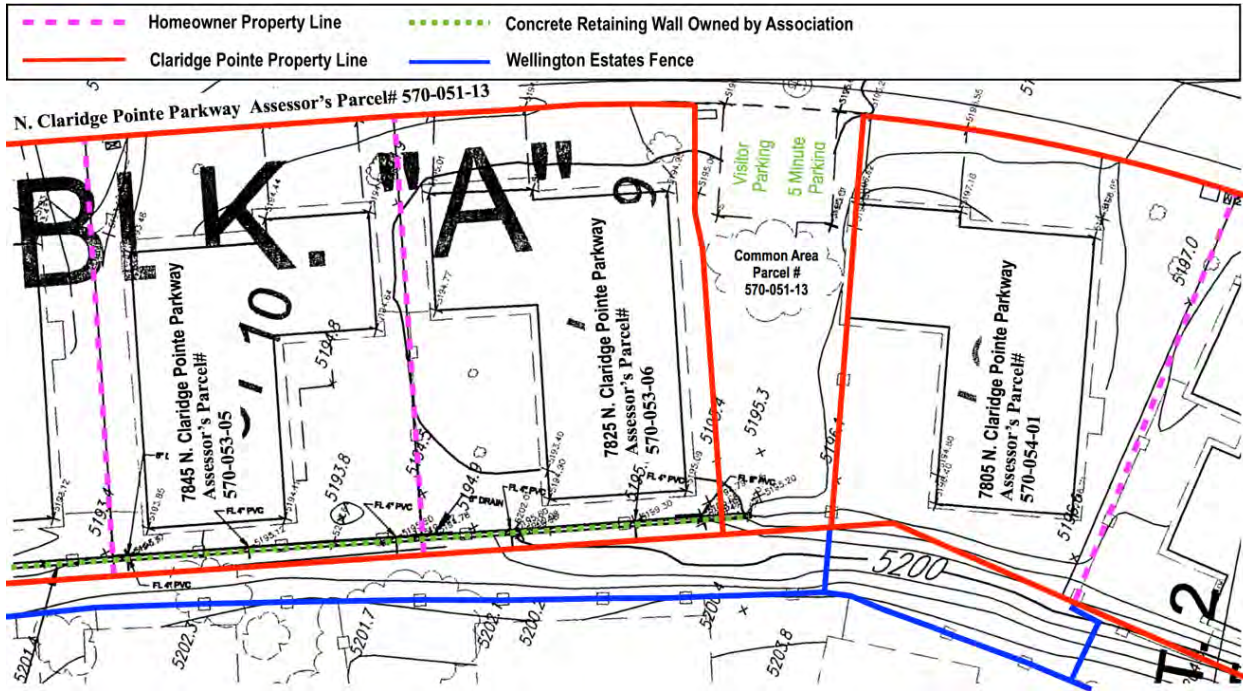
The property line between Claridge Pointe and The Wellington Estates starts approximately at the Vehicle Fire Gate shown on the lower left hand corner of this page. The property line for 5 Brookshire is shown in red on the plot plan and the satellite view on the lower right hand corner of this page.



Claridge Point Homeowners Association Part III - Appendix Property Line between 7705 - 7785 North Claridge Point Parkway and The Wellington Estates



Claridge Pointe Homeowners Association Part III - Appendix Property Line between 7805 - 7895 North Claridge Pointe Parkway and The Wellington Estates



Claridge Pointe Homeowners Association Part III - Appendix

Perimeter Chain Link Fence Behind Diamond Pointe Way Map

Original Contract with Tholl Fencing for 1025' chain link fence with PVC privacy slats on the west hill behind Diamond Pointe Way. The lineal footage is derived from the topographical map prepared by Bigby and Associates, September 10, 2003. Installed cost \$31,142.71 lawsuit check # 2007 paid May 31, 2006.



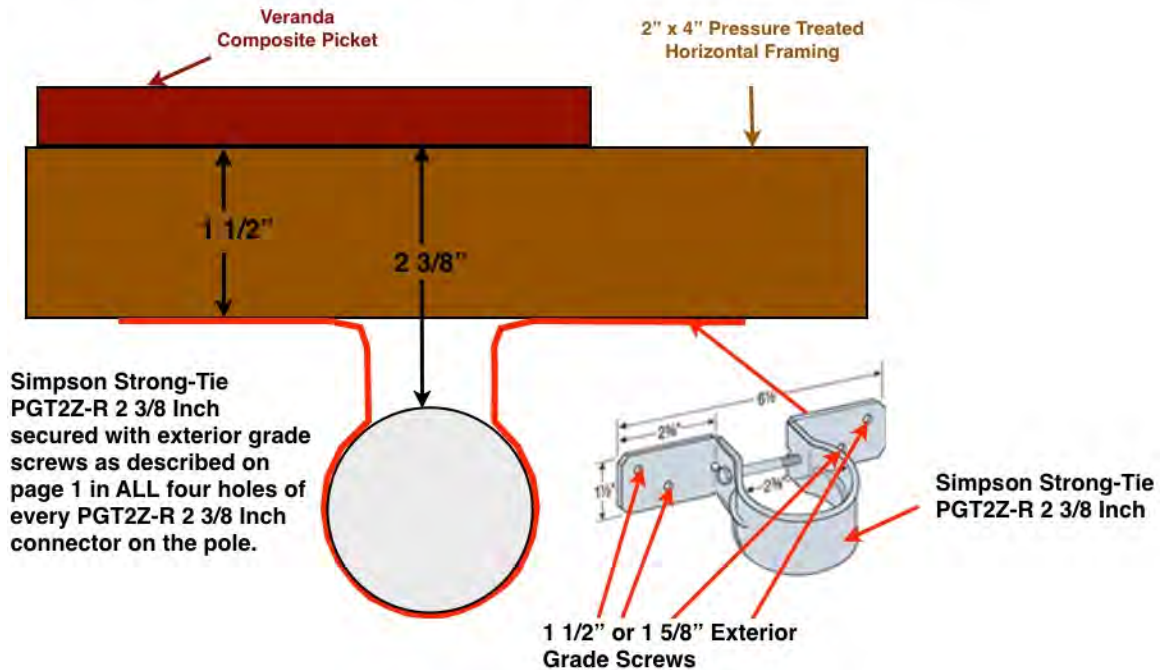
Steel Post	Space in LF	Run in LF	Steel Post	Space in LF	Run in LF	Steel Post	Space in LF	Run in LF	Steel Post	Space in LF	Run in LF	Steel Post	Space in LF	Run in LF	Steel Post	Space in LF	Run in LF
10.000	Start	0.00	10.022	7	168.92	10.044	7.25	343.42	10.066	7.583	518.33	10.088	8	692.67	10.110	7.833	865.83
10.001	5.33	5.33	10.023	8.25	177.17	10.045	8	351.42	10.067	8.083	526.42	10.089	7.5	700.17	10.111	7.583	873.42
10.002	6.75	12.08	10.024	8	185.17	10.046	8.167	359.58	10.068	8.25	534.67	10.090	7.75	707.92	10.112	7.167	880.58
10.003	7.33	19.42	10.025	8.08	193.25	10.047	8.333	367.92	10.069	7.833	542.5	10.091	7.917	715.83	10.113	8.417	889
10.004	8.33	27.75	10.026	7.83	201.08	10.048	7.5	375.42	10.070	8.167	550.67	10.092	7.5	723.33	10.114	8.333	897.33
10.005	7.67	35.42	10.027	7.92	209	10.049	7.833	383.25	10.071	7.833	558.5	10.093	8	731.33	10.115	7.083	904.42
10.006	7.75	43.17	10.028	8	217	10.050	8.167	391.42	10.072	7.917	566.42	10.094	7.917	739.25	10.116	7.833	912.25
10.007	8.5	51.67	10.029	7.58	224.58	10.051	7.75	399.17	10.073	8.333	574.75	10.095	7.583	746.83	10.117	7.75	920
10.008	7.25	58.97	10.030	7.92	232.5	10.052	8.083	407.25	10.074	7.583	582.33	10.096	8	754.83	10.118	7.75	927.75
10.009	8.92	67.83	10.031	7.92	240.42	10.053	8.083	415.33	10.075	7.333	589.67	10.097	8.333	763.17	10.119	8	935.75
10.010	7.34	75.17	10.032	7.25	247.67	10.054	7.667	423	10.076	7.917	597.58	10.098	7.667	770.83	10.120	8.333	944.08
10.011	7.25	82.47	10.033	7.58	255.25	10.055	8.083	431.08	10.077	8.167	605.75	10.099	8.083	778.92	10.121	8.083	952.17
10.012	7.83	90.25	10.034	8.58	263.83	10.056	8.083	439.17	10.078	8.25	614	10.100	7.583	786.5	10.122	7.667	959.83
10.013	8	98.25	10.035	8.17	272	10.057	8.25	447.42	10.079	7.833	621.83	10.101	8	794.5	10.123	7.583	967.42
10.014	7.75	106	10.036	7.75	279.75	10.058	7.667	455.08	10.080	7.833	629.67	10.102	7.75	802.25	10.124	8.167	975.58
10.015	7.92	113.92	10.037	8.34	288.08	10.059	7.667	462.75	10.081	7.583	637.25	10.103	8.75	811	10.125	7.75	983.33
10.016	8	121.92	10.038	7.92	296	10.060	7.833	470.58	10.082	8.333	645.58	10.104	7.083	818.08	10.126	7.75	991.08
10.017	7.67	129.58	10.039	7.5	303.5	10.061	8.333	478.92	10.083	7	652.58	10.105	7.583	825.67	10.127	8.417	999.5
10.018	7.92	137.5	10.040	8.25	311.75	10.062	7.917	486.83	10.084	8.333	660.92	10.106	7.667	833.33	10.128	7.583	1007.1
10.019	8.25	145.75	10.041	8.08	319.83	10.063	8.417	495.25	10.085	7.917	668.83	10.107	8.5	841.83	10.129	7.25	1014.3
10.020	7.92	153.67	10.042	8.17	328	10.064	7.583	502.83	10.086	7.75	676.58	10.108	7.5	849.33	10.130	7.833	1022.2
10.021	8.25	161.92	10.043	8.17	336.17	10.065	7.917	510.75	10.087	8.083	684.67	10.109	8.667	858	10.131	8.333	1030.5



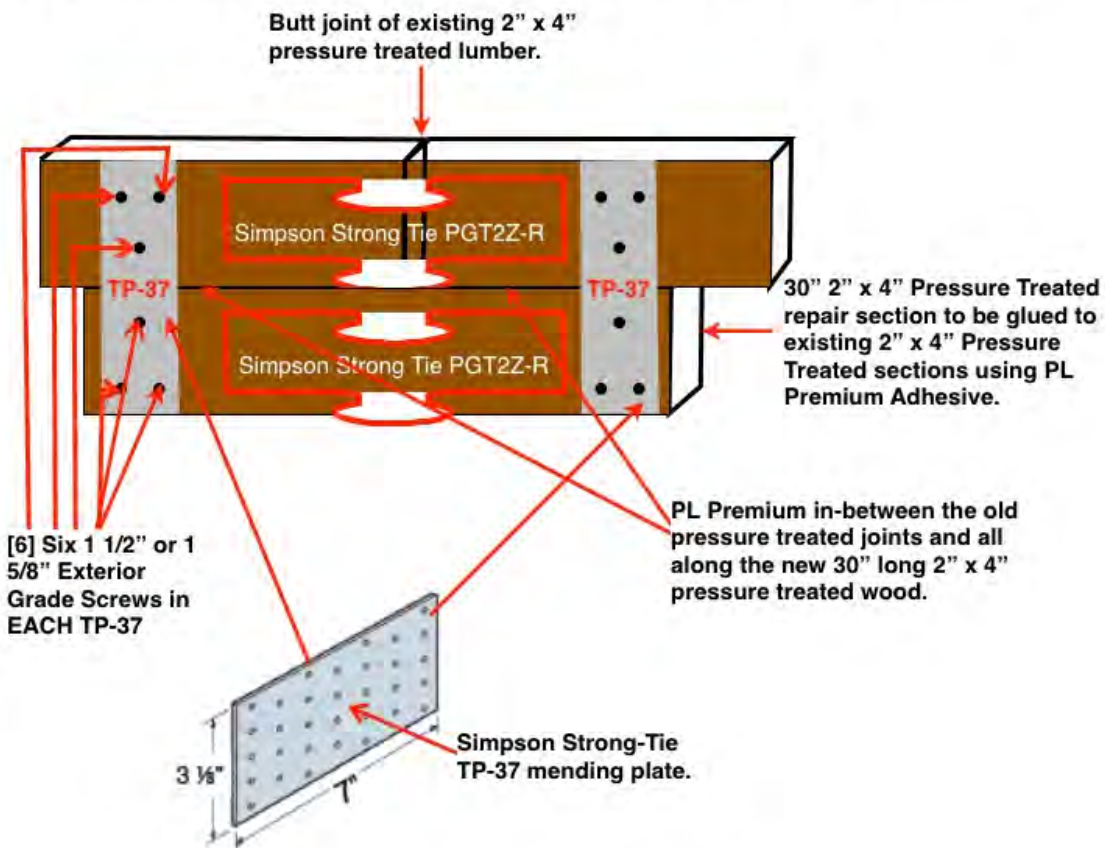
Original Contract with Tholl Fencing for chain link fence with PVC privacy slats facing Wellington Way. Sections 1 and 4 are fixed steel pipes covered with chain link fencing and PVC privacy slats. Sections 2 and 3 are steel framed gates covered with chain link fencing and PVC privacy slats. These vehicle fire gates, are required by the Reno Fire Department and they replaced non functioning wooden gates. Installed cost \$2,577.77 lawsuit check # 2007 paid May 31, 2006.

Claridge Pointe Homeowners Association Part III - Appendix Perimeter Composite Fence Construction & Repair Detail

Example of proper installation of PGT2Z-R 2 3/8 fastener.



Example of proper repair technique for each broken section.



**Claridge Pointe Homeowners Association
Part III - Appendix
Perimeter Composite Fence Pictorial Examples of Repair
Problem and Repairs**

Example of failed connector:



A proper installation requires four [4] exterior grade 1 1/2" or 1 5/8" screws in each Simpson Strong-Tie PGT2Z-R 2 3/8 inch fastener.



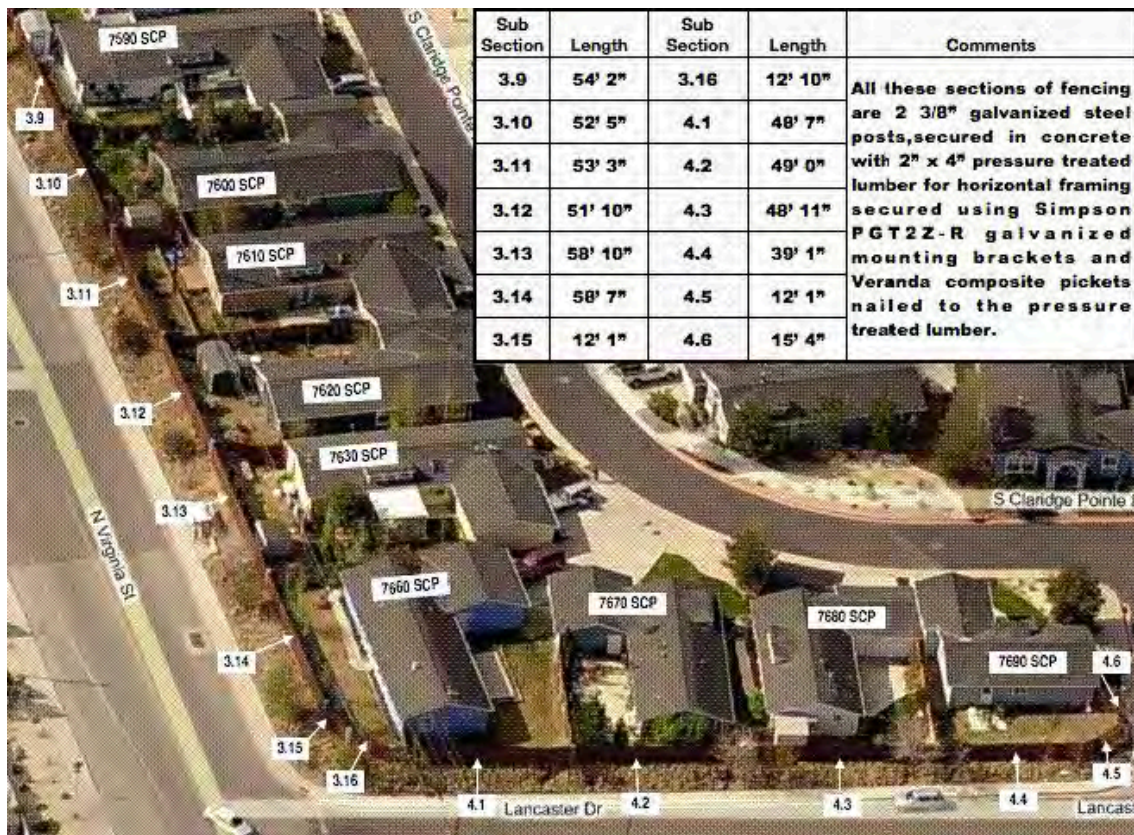
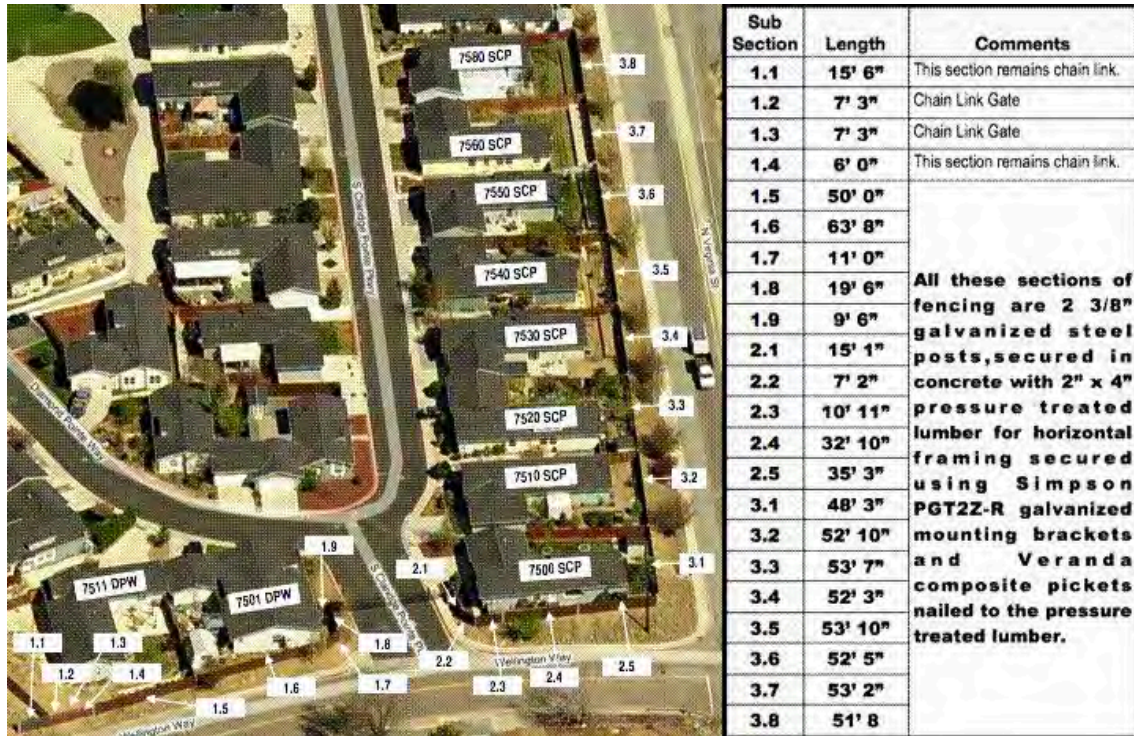
Example of Corrective Repairs to Fence



Claridge Pointe Homeowners Association

Part III - Appendix

Perimeter Composite Fence Map Sections 1.1 thru 4.6



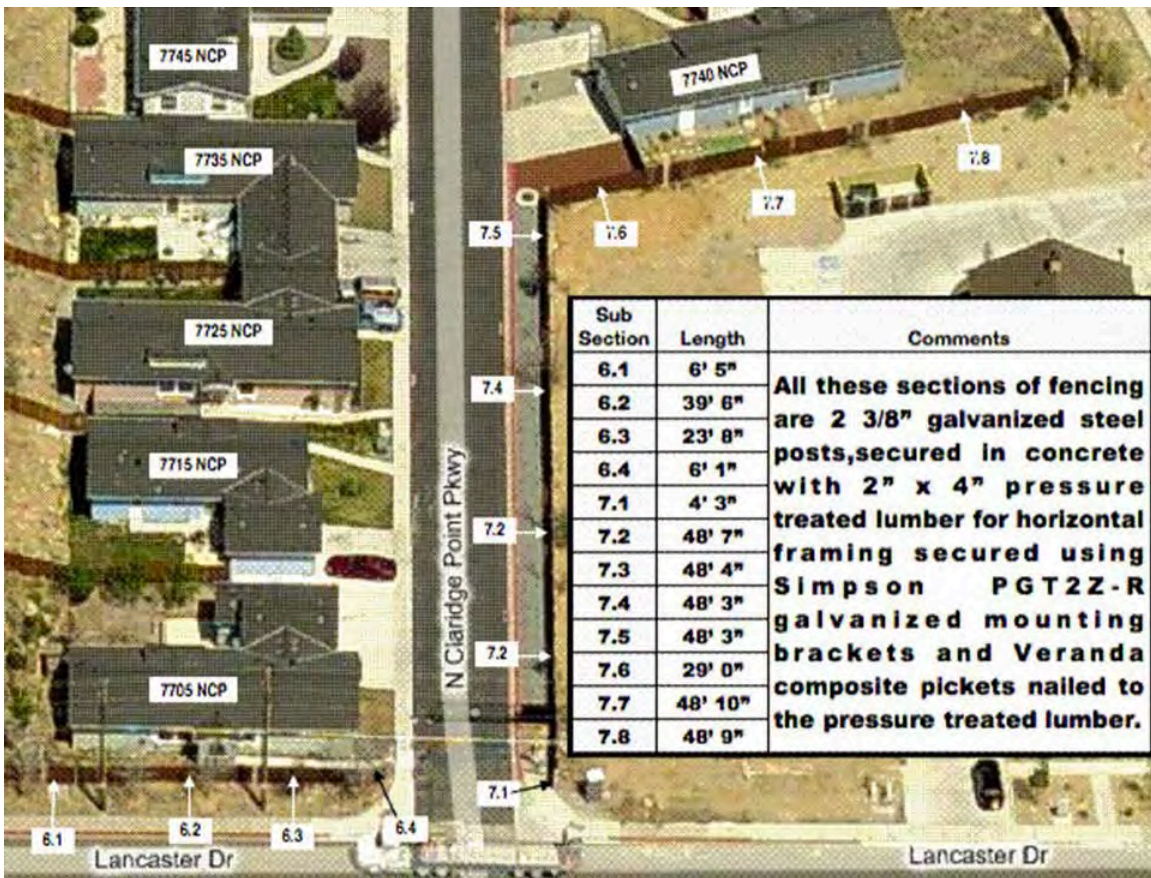
Claridge Pointe Homeowners Association

Part III - Appendix

Perimeter Composite Fence Map Sections 4.7 thru 7.6



Sub Section	Length	Sub Section	Length	Sub Section	Length	Sub Section	Length	Comments
5.1	5' 10"	5.5	49' 3"	5.9	48' 5"	5.13	50' 3"	All these sections of fencing are 2 3/8" galvanized steel posts, secured in concrete with 2" x 4" pressure treated lumber for horizontal framing secured using Simpson PGT2Z-R galvanized mounting brackets and Veranda composite pickets nailed to the pressure treated lumber.
5.2	11' 6"	5.6	48' 4"	5.10	48' 11"	5.14	52' 3"	
5.3	14' 2"	5.7	48' 10"	5.11	85' 11"	5.15	73' 8"	
5.4	36' 1"	5.8	49' 0"	5.12	82' 10"	5.16	5' 0"	



Sub Section	Length	Comments
6.1	6' 5"	All these sections of fencing are 2 3/8" galvanized steel posts, secured in concrete with 2" x 4" pressure treated lumber for horizontal framing secured using Simpson PGT2Z-R galvanized mounting brackets and Veranda composite pickets nailed to the pressure treated lumber.
6.2	39' 8"	
6.3	23' 8"	
6.4	6' 1"	
7.1	4' 3"	
7.2	48' 7"	
7.3	48' 4"	
7.4	48' 3"	
7.5	48' 3"	
7.6	29' 0"	
7.7	48' 10"	
7.8	48' 9"	

Claridge Pointe Homeowners Association

Part III - Appendix

Perimeter Composite Fence Map Sections 8.1 thru 9.4



Sub Section	Length	Sub Section	Length	Sub Section	Length	Comments
8.1	10' 2"	8.6	50' 1"	8.11	49' 11"	All these sections of fencing are 2 3/8" galvanized steel posts, secured in concrete with 2" x 4" pressure treated lumber for horizontal framing secured using Simpson PGT2Z-R galvanized mounting brackets and Veranda composite pickets nailed to the pressure treated lumber.
8.2	35' 11"	8.7	51' 9"	8.12	49' 7"	
8.3	48' 0"	8.8	55' 2"	8.13	40' 4"	
8.4	47' 10"	8.9	51' 3"			
8.5	54' 2"	8.10	49' 11"			



Sub Section	Length	Comments
8.14	9' 11"	All these sections of fencing are 2 3/8" galvanized steel posts, secured in concrete with 2" x 4" pressure treated lumber for horizontal framing secured using Simpson PGT2Z-R galvanized mounting brackets and Veranda composite pickets nailed to the pressure treated lumber.
8.15	12' 0"	
8.16	19' 8"	
8.17	29' 4"	
8.18	28' 2"	
8.19	12' 8"	
9.1	54' 11"	
9.2	50' 0"	
9.3	44' 0"	
9.4	22' 3"	

**Claridge Pointe Homeowners Association
Part III - Appendix
Recreational Area History
Nine Hole Pitch and Put Golf Course**

When Claridge Pointe on the Greens was originally built, the builders promised the homeowners a nine hole pitch and put golf course as part of the package. The course was completed circa 1999 but failed almost immediately. The Board of Directors spent tens of thousands of dollars in a futile attempt to get any form of grass to grow. The water costs to the association ran approximately \$8,000 per year and this was before TMWA and water usage tiers. After the lawsuit was settled, a large number of homeowners approached the Board and requested that a "Golf Course Committee" be established to find a solution to this problem. This Committee ultimately was renamed the Adult Recreational Area Committee and designed an area containing artificial grass, putting greens, a horseshoe pit, a gazebo and a water drip system with small flower circles. Ultimately the water drip system leaked and undermined part of the putting green and none of the flower circles survived in this area. Today, the drip system is cut off, the putting green has a drain, and the flower circles have been abandoned. The satellite picture below shows the original attempt at a golf course.



Google Maps Circa 2002

**Claridge Pointe Homeowners Association
Part III - Appendix
Recreational Area Artificial Turf Installation
Putting Greens Installed 2006**



Recreational Area Completed



Claridge Pointe Homeowners Association
Part III - Appendix
Recreational Area Artificial Turf Upper Greens Measurements

Total Estimated Square Footage Upper Artificial Turf = 9456.50							
#	L-Ft	L-In	Total L-In.	W-Ft	W-In	Total W-In.	Square Feet
1	25	9	309	2	9	33	70.8
2	28	8	344	11	11	143	341.6
3	31	0	372	11	9	141	364.3
4	35	5	425	11	10	142	419.1
5	41	1	493	11	11	143	489.6
6	46	9	561	11	10	142	553.2
7	51	0	612	11	10	142	603.5
8	52	8	632	11	10	142	623.2
9	50	8	608	11	10	142	599.6
10	66	8	800	11	10	142	788.9
11	17	7	211	17	1	205	300.4
12	16	0	192	12	0	144	192
13	21	2	254	11	8	140	246.9
14	17	6	210	11	0	132	192.5
15	23	3	279	11	10	142	275.1
16	17	6	210	12	0	144	210
17	91	2	1094	11	8	140	1063.6
18	27	0	324	11	6	138	310.5
19	23	8	284	11	0	132	260.3
20	51	4	616	11	0	132	564.7
21	33	11	407	11	10	142	401.3
22	33	11	407	11	4	136	384.4
23	21	5	257	6	3	75	133.9
24	13	5	161	5	0	60	67.1

Total Estimated Square Footage Upper Putting Turf = 1785.70							
#	L-Ft	L-In	Total L-In.	W-Ft	W-In	Total W-In.	Square Feet
A	47	4	568	10	4	124	489.1
B	41	3	495	11	10	142	488.1
C	44	11	539	12	0	144	539
D	44	11	539	6	0	72	269.5

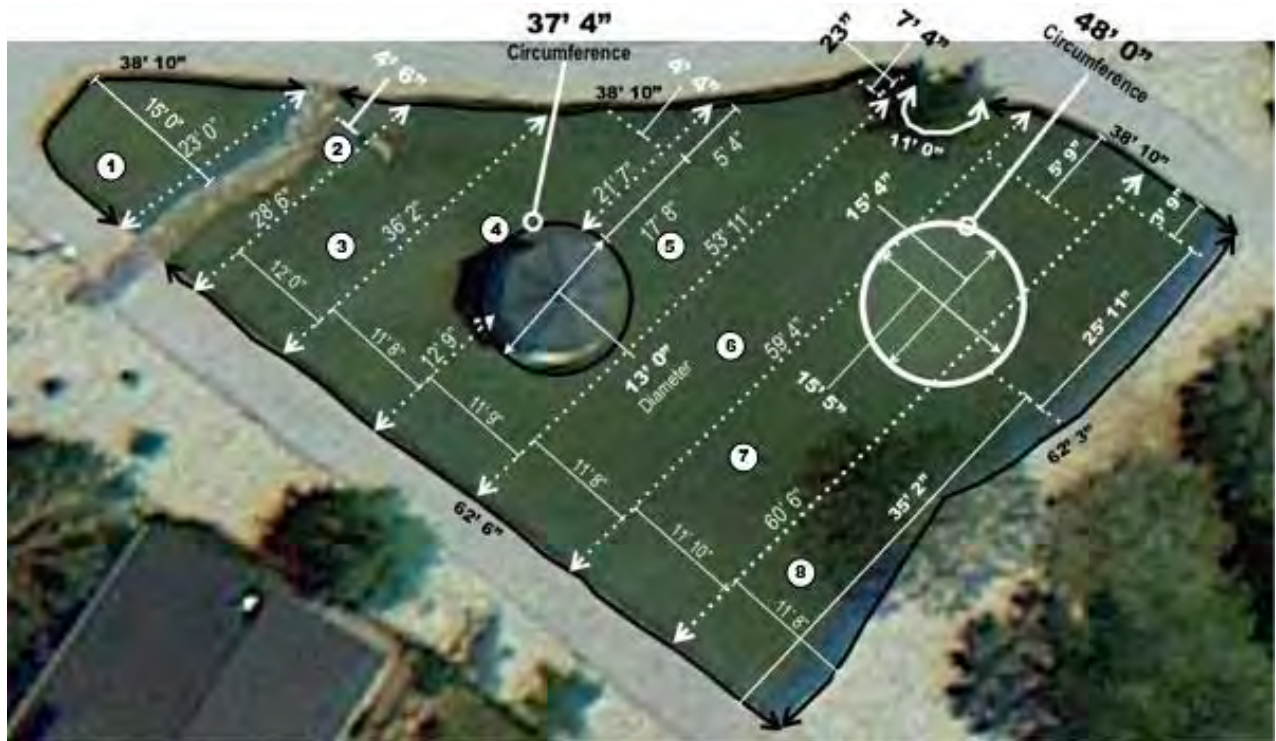
Claridge Pointe Homeowners Association
Part III - Appendix
Recreational Area Artificial Turf Upper Greens Seams Map



**Claridge Pointe Homeowners Association
Part III - Appendix**

Recreational Area Artificial Turf Lower Greens Seams Map and Measurements

Estimated Putting Surface = 190 Square Feet



Total Estimated Square Footage Lower Artificial Turf = 4206.90

#	L-Ft	L-In	Total L-In.	W-Ft	W-In	Total W-In.	Square Feet
1	23	0	276	15	0	180	345
2	28	6	342	4	6	54	128.3
3	36	2	434	12	0	144	434
4	47	4	568	11	8	140	552.2
5	53	11	647	11	9	141	633.5
6	59	4	712	11	8	140	692.2
7	60	6	726	11	10	142	715.9
8	60	6	726	11	8	140	705.8

**Claridge Pointe Homeowners Association
Part III - Appendix
Recreational Area Concrete Curbing**

In June of 2013 concrete edging was added to all artificial turf area, the horseshoe pit and the lower pond.



Claridge Pointe Homeowners Association Part III - Appendix Recreational Area Drainage



Drainage line #1 across the top of the upper greens.

Drainage line #2 from just south of the surveillance pole to the lower side of upper pond.

Drainage line #3 from just south of the surveillance pole to the lower pond.



**Claridge Pointe Homeowners Association
Part III - Appendix
Recreational Area Map – APN 082-772-27**



Claridge Pointe Homeowners Association
Part III - Appendix
Sewer Map South Claridge



**Claridge Pointe Homeowners Association
Part III - Appendix
Sewer Map North Claridge and Lancaster Apartments**



In November of 2004 the Board of Directors was approached by the company which built the Lancaster Apartments. At that time, the Lancaster Apartments stated that if the Claridge Pointe Homeowner’s Association would permit Lancaster Apartments to tie into our sewer line, Lancaster Apartments would not contest the fact that Claridge Pointe had encroached on their property. Given the fact that the property line for Lancaster Apartments started at the eastern edge of the asphalt to North Claridge Pointe Parkway from Lancaster Drive to 7740 North Claridge Pointe Parkway, and that our existing sewer line and perimeter fence to the south of 7740 North Claridge Pointe Parkway encroached on Lancaster Apartments property, the Board of Directors agreed to the arrangement.

Claridge Pointe Homeowners Association
Part III - Appendix
Sewer Lines within North Claridge Pointe are Private

Land Planning & Management, Inc.
20924 213th Street SE
Maple Valley, Washington, 98038

December 21, 1998

Mr. Gary Smith, Engineering Technician
Sewer Maintenance Division
City of Reno
Reno, Nevada 89506

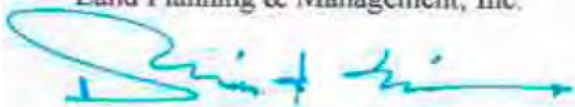
Via: Fax Transmittal: 334-2491

Dear Mr. Smith:

Pursuant to your conversation with Russell Millard this afternoon, we are corresponding herewith to clarify any misunderstanding with the title sheet of the approved plans for Claridge Pointe North subdivision. It should be noted, that the sanitary sewer system for Claridge Pointe North is a private system and is not publicly maintained. Further, it was never our intention to express nor imply that this sanitary sewer system for this plat would be anything other than a private sewer system.

Please let this letter serve as formal clarification that the reference to sanitary sewer servicing by the City of Reno found on the title sheet for Claridge Pointe North, is nothing more than a reference to which agency has jurisdiction to collect sewer-use fees from the lot owner. It is our hope that this letter clarifies any possible misunderstandings regarding this matter. Should you need any additional clarification, please do not hesitate to contact me at your earliest opportunity at (425) 432-5772. Happy Holidays!

Sincerely,
Land Planning & Management, Inc.



David R Millard, P E., P L S.
Principal Engineer

Claridge Pointe Homeowners Association
Part III - Appendix
Sewer Technical Specifications for Lancaster Apartments - Cover Letter



Gray & Associates INC.

G029 04127.00

CIVIL ENGINEERS • PLANNERS • SURVEYORS

November 19, 2004

Chris Stapleton
Claridge Pointe Homeowners Association
C/O Edington & Associates
2255 Green Vista Drive
Suite 402
Sparks, NV 89431

RE: Usage of private sewer easement.

Mr. Stapleton,

I am currently in the process of obtaining a building permit for a small apartment building on the northwest corner of Lancaster Drive and North Virginia Street. Our project consists of 14 2-bedroom apartments with garages. We will be landscaping the site to City of Reno standards. This property is adjacent to the Claridge Pointe Estates located to the west. A private 30' wide sanitary sewer easement that is exclusive to the Claridge Pointe Estates runs along the north side of our property. Within this easement is an existing 12" sewer pipe that connects to an existing 30" public sewer main in North Virginia Street. I have calculated the use of the 12" pipe to be approximately at 14% of its capacity. To minimize construction costs to us and to avoid closing North Virginia Street, I would like your permission to connect into your existing 12" sewer pipe. Our additional flows would not affect the Claridge Pointe Estates since we are connecting after your usage and since our project is very small. Please reference the Sewer Report included with this letter.

Also, during the design, I have noticed that an existing fence and landscaping placed by Claridge Pointe Estates is located 4' within our parcel on the west side. The fence and landscaping do not conflict with our project. However, I recently spoke with one of the neighbors residing in Claridge Pointe Estates, and I was told that the irrigation to the existing landscaping has been cut off. Since we are adding landscaping and irrigation with our project, it would be no problem for us to irrigate the existing landscaping on the west side of the fence that faces your property. Please let us know if this is acceptable.

Please call me if you have any questions. Thank you.

Sincerely,
Gray & Associates

Phil Migliore
Civil Designer

130 Vine Street • Reno, Nevada 89503 • 775.329.2911 • 329.6469 Fax

**Claridge Pointe Homeowners Association
Part III - Appendix**

Sewer Technical Specifications for Lancaster Apartments - Sewer Report Page 1

PROJECT NO. 04127.00

Sewer Report
for
**Lancaster Apartments
Improvements**

Reno, Nevada

Prepared for:

Elmak Builders
1414 Lander St.
Reno, NV 89509

October 12, 2004



Gray & Associates

Claridge Pointe Homeowners Association

Part III - Appendix

Sewer Technical Specifications for Lancaster Apartments - Sewer Report Page 2

SITE DESCRIPTION

The proposed project site is located on a 1-acre site located in Reno, Nevada. The parcel is bordered to the north and west by single-family housing, to the south by Lancaster Drive, and to the east by North Virginia Street. The site presently consists of undeveloped land. The site contains up to approximately four feet of fill overlying natural topography at approximate 5,220 feet. Placement of fill has altered the original site topography so that the site exhibits only a very minor slope to the east-northeast. The parcel is sparsely vegetated by weak amounts of low sagebrush up to 2 feet in height and trace to low amounts of sheet grass, and desert grass. An existing 30' wide sewer easement is located on the north side of the project. An existing 12" sewer system servicing the existing homes on the north and west of the project is located within the sewer easement. The 12" line flows to the east and into the City of Reno main 24" sewer system.

PROJECT DESCRIPTION

The Lancaster Apartments Improvement project consists of constructing 2 building with 7 two-story apartments each for a total of 14 apartments. A 24-foot wide driveway linking Lancaster Drive and North Virginia Street intersects the 2 buildings. Four parking spaces (including one accessible space) will be provided. A trash enclosure will be provided at the north side.

PROPOSED SEWERSYSTEM

A private 6" sewer line will be constructed within the driveway. Individual laterals will service the 14 apartments. The 6" line will connect directly to the 12" sewer line to the north. The proposed private 6" sewer main connecting to the 12" line shall have a peak flow of:

$$14 \text{ units} @ 2 \times 350 \text{ gpd} = 9,800 \text{ gpd}$$

**Claridge Pointe Homeowners Association
Part III - Appendix**

Sewer Technical Specifications for Lancaster Apartments - Sewer Report Page 3

Based on a minimum slope of 1% for a 6" sewer, the calculated minimum 75% capacity of 306,720 gpd.

The existing 12" sewer main at the north end of the project has an approximate minimum slope of 0.74%. The 12" sewer main has a 50% capacity of 920,000 gpd. The existing cumulative flows from the adjacent property into the 12" sewer main is calculated:

$$150 \text{ units} @ 3 \times 250 \text{ gpd} = 112,500 \text{ gpd}$$

The total sewer flows with both the proposed Lancaster Apartments and the existing subdivision is 122,300 gpd. This is 13.3% of the 50% capacity for the existing 12" sewer main.

CONCLUSION

The Lancaster Apartments Improvements project can be developed as planned without adverse impact to the existing sewer system.

Claridge Pointe Homeowners Association

Part III - Appendix

Sewer Technical Specifications for Lancaster Apartments - Sewer Report Page 4

12" Sewer

Worksheet for Circular Channel

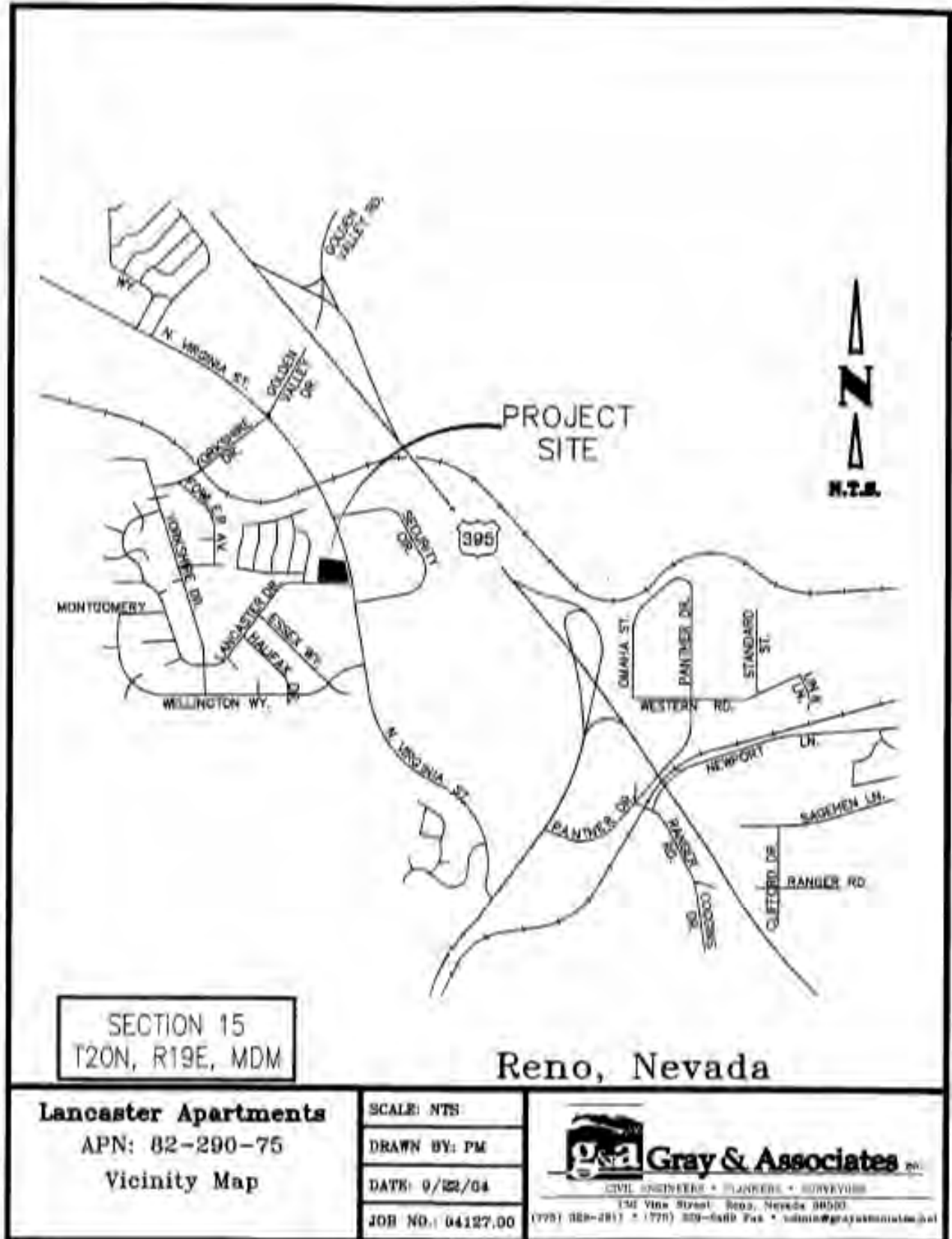
Project Description	
Project File	untitled.fm2
Worksheet	Lancaster Sewer
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Discharge

Input Data	
Mannings Coefficient	0.014
Channel Slope	0.007400 ft/ft
Depth	0.50 ft
Diameter	12.00 in

Results	
Discharge	0.92 mgd ↔ = 920,000 GPD
Flow Area	0.39 ft ²
Wetted Perimeter	1.57 ft
Top Width	1.00 ft
Critical Depth	0.51 ft
Percent Full	50.00
Critical Slope	0.007152 ft/ft
Velocity	3.62 ft/s
Velocity Head	0.20 ft
Specific Energy	0.70 ft
Froude Number	1.02
Maximum Discharge	3.06 cfs
Full Flow Capacity	2.85 cfs
Full Flow Slope	0.001850 ft/ft
Flow is supercritical.	

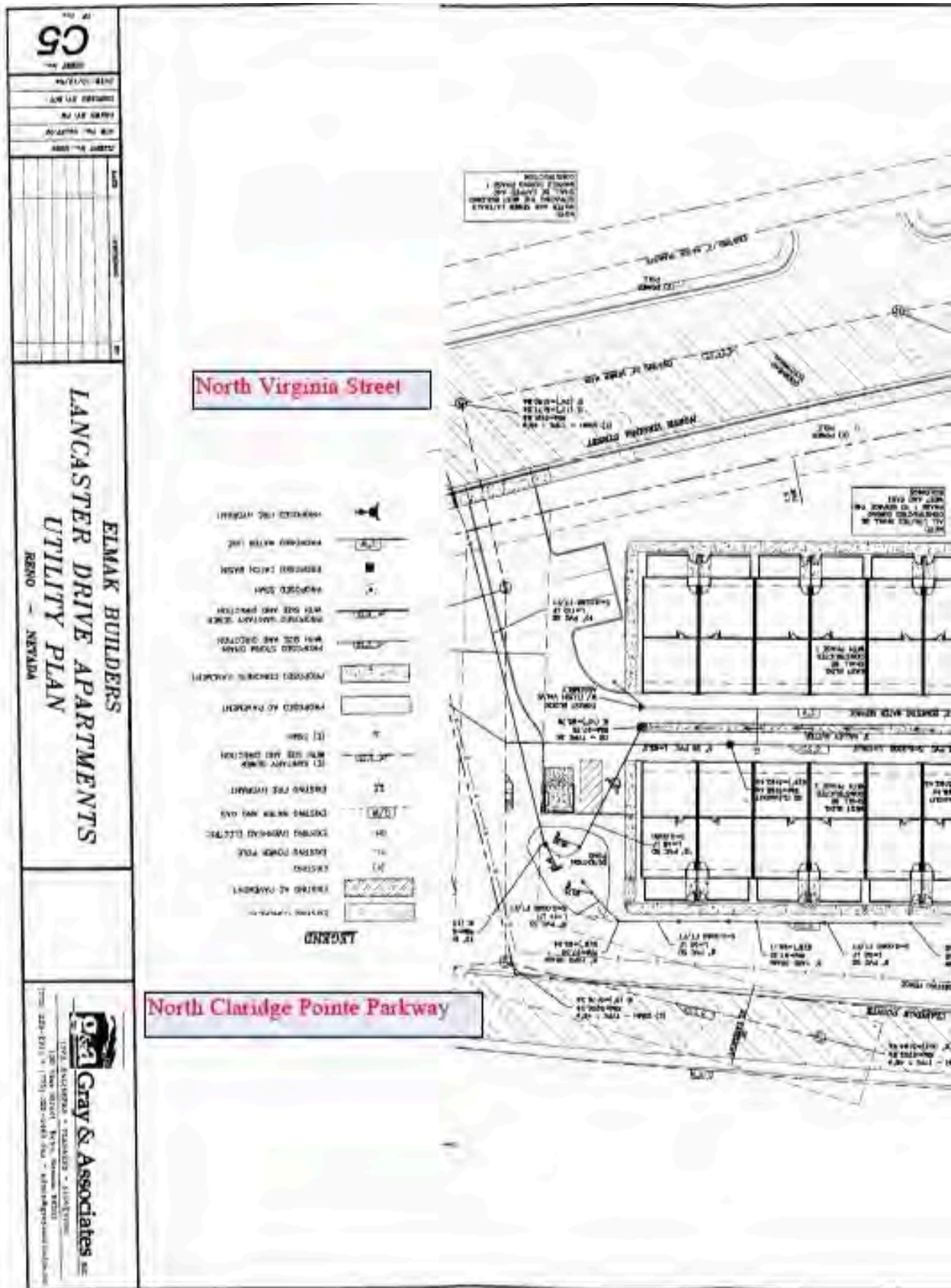
**Claridge Pointe Homeowners Association
Part III - Appendix**

Sewer Technical Specifications for Lancaster Apartments - Sewer Report Page 5



Claridge Pointe Homeowners Association Part III - Appendix

Sewer Technical Specifications for Lancaster Apartments - Sewer Report Page 6



Claridge Pointe Homeowners Association Part III - Appendix North Claridge Pointe Sign Locations – Page 1



North Claridge Pointe



P-41 Claridge Pointe on the greens identity sign at entrance to North Claridge Pointe.



P-42 Sign post next to 7705 North Claridge Pointe Parkway.



P-43 Stop sign post next to 7705 North Claridge Pointe Parkway.



P-44 N Claridge Pointe Pkwy sign on post next to 7705 North Claridge Pointe Parkway.



P-45 N Lancaster Dr sign on post next to 7705 North Claridge Pointe Parkway.



P-46 No Soliciting sign on pedestrian gate next to 7705 North Claridge Pointe Parkway.



Q-47 Sign post on east side of entrance to North Claridge Pointe Parkway.



Q-48 Not A Through Street sign on east side of entrance to North Claridge Pointe Parkway.



Q-49 Private Street sign on east side of entrance to N. Claridge Pointe Parkway.



Q-50 RMC 6.30.470 sign on east side of vehicle gate to N. Claridge Pointe Parkway.



R-51 Caution Do Not Climb sign on outside of vehicle gate to N. Claridge Pointe Parkway.



R-52 Caution Automatic Gate sign on outside of vehicle gate to N. Claridge Pointe Parkway.



R-53 Surveillance sign on outside of vehicle gate to N. Claridge Pointe Parkway.

Claridge Pointe Homeowners Association

Part III - Appendix

North Claridge Pointe Sign Locations – Page 2



R-54 Speed Limit 10 sign on outside of wrought iron gate next to vehicle gate.



S-55 Visitor Parking Only sign in between 7740 and 7750 North Claridge Pointe Parkway.



T-56 Visitor Parking Only sign next to North Claridge Pointe mailboxes.



U-57 Sign post next to 7890 North Claridge Pointe Parkway.



U-58 Not a Thru Street sign next to 7890 North Claridge Pointe Parkway.



U-59 N Claridge Pointe Pkwy sign next to 7890 North Claridge Pointe Parkway.



U-60 W Brookshire Dr sign next to 7890 North Claridge Pointe Parkway.



V-61 No Parking Fire Lane sign on fire gate next to 5 Brookshire Drive.



W-62 No Parking Fire Lane sign on inside of fire gate next to 1 Brookshire Drive.



W-63 No Parking Fire Lane sign on inside of fire gate next to 7890 North Claridge Pointe Parkway.



W-64 No Soliciting sign on pedestrian gate at entrance to Brookshire.



W-65 Yellow warning sign on fire gate at north side post of entrance to Brookshire.



W-66 Striped warning sign on fire gate at north side post of entrance to Brookshire.



W-67 Road Closed sign on fire gate at entrance to Brookshire.



W-68 Striped warning sign on fire gate at south side post of entrance to Brookshire.



W-69 Yellow warning sign on fire gate at south side post of entrance to Brookshire.



X-70 Sign post next to 7890 North Claridge Pointe Parkway.



X-71 Stop sign at intersection of Brookshire and North Virginia, installed 2012.



X-72 N Virginia St sign at intersection of Brookshire and North Virginia.



X-73 W Brookshire Dr sign at intersection of Brookshire and North Virginia.



X-74 RMC 6.30.470 sign at intersection of Brookshire and North Virginia.



X-75 Private Street sign at intersection of Brookshire and North Virginia.

Claridge Pointe Homeowners Association Part III - Appendix South Claridge Pointe Sign Locations – Page 1



A-1 Stop sign at Wellington Way and South Claridge Pointe Parkway. Replaced 5/21/2015.



A-2 S Claridge Pointe Pkwy sign at Wellington Way and South Claridge Pointe Parkway.



B-3 No Parking Fire Lane sign on fire gate at Wellington & SCP facing north.



B-4 No Soliciting sign on pedestrian gate at Wellington & SCP facing north.



B-5 No Parking Fire Lane Sign on fire gate at Wellington & SCP facing south.



C-6 S Claridge Pointe Pkwy sign on post in front of 7500 South Claridge Pointe Parkway.



C-7 Stop sign in front of 7500 South Claridge Pointe Parkway replaced 2012



D-8 S Claridge Pointe Pkwy sign on post in front of 7500 Diamond Pointe Way.



D-9 Diamond Pointe Way sign in front of 7500 Diamond Pointe Way, replaced 2012.



D-10 Stop sign on post in front of 7500 Diamond Pointe Way.



E-11 Yield & street sign on post in front of 7501 Diamond Pointe Way. Street sign added 2015.



F-12 Visitor Parking Only sign in parking area next to 7540 Diamond Pointe Way.

Claridge Pointe Homeowners Association

Part III - Appendix

South Claridge Pointe Sign Locations – Page 2



F-13 Visitor Parking Only sign in parking area next to 7550 Diamond Pointe Way.



G-14 Visitor Parking Only sign in parking area in between 7591 - 7601 Diamond Pointe Way



H Sign on post in between 181 and 191 Platinum Pointe Way.



H-15 Stop sign on post at 7660 Diamond Pointe Way. Replaced 5/21/2015.



H-16 Platinum Pointe Way sign on post at 7660 Diamond Pointe Way.



H-17 Diamond Pointe Way sign & connector on post at Diamond Pointe Way, installed 2012.



I Sign on post in between 181 and 191 Platinum Pointe Way.



I-18 Stop sign on post in between 181 and 191 Platinum Pointe Way.



I-19 Diamond Pointe Way sign on post in between 181 and 191 Platinum Pointe Way.



I-20 Platinum Pointe Way sign & connector on post in between 181 and 191 Platinum Pointe Way, installed 2012.



J-21 Visitor Parking Only sign in between 140 PPW and SCP mail boxes.



J-22 Visitor Parking Only sign in between 7660 DPW and SCP mail boxes.



K Sign post next to 101 Platinum Pointe Way.



K-23 Stop sign on post next to 101 Platinum Pointe Way.



K-24 Platinum Pointe Way sign on post next to 101 Platinum Pointe Way, installed 2012.



K-25 Speed Limit 10 sign on post next to 101 Platinum Pointe Way.



K-26 RMC 6.30.470 sign on post next to 101 Platinum Pointe Way.



L Sign post next to 7690 South Claridge Pointe Parkway.



L-27 S Claridge Pointe Pkwy sign on post next to 7690 South Claridge Pointe Parkway.



M-28 Do Not Enter sign on perimeter fence in between 101 PPW and SCP entrance gate.



M-29 Caution Do Not Climb sign on inside of South Claridge Pointe entrance gate.



M-30 Caution Do Not Climb sign on inside of South Claridge Pointe exit gate.



M-31 Exit sign on inside of South Claridge Pointe exit gate.



M-32 No Soliciting sign on pedestrian gate in between 7690 SCP and SCP vehicle exit gate.

**Claridge Pointe Homeowners Association
Part III - Appendix
South Claridge Pointe Sign Locations – Page 3**



M-33 Caution Do Not Climb sign on outside of South Claridge Pointe exit gate.



M-34 Caution Do Not Climb sign on outside of South Claridge Pointe entrance gate.



N Sign post at intersection of Lancaster Drive and South Claridge Pointe Parkway.



N-35 Stop sign at intersection of Lancaster Drive and South Claridge Pointe Parkway.



O-36 Sign post at entrance gate to S. Claridge Pointe Parkway.



O-37 Road Narrows sign at entrance gate to S. Claridge Pointe Parkway. Replaced 2015.



O-38 Private Streets sign at entrance gate to South Claridge Pointe Parkway.



O-39 Claridge Pointe on the greens identity sign at entrance gate to S. Claridge Pointe Parkway.



O-40 Surveillance sign at entrance gate to S. Claridge Pointe Parkway.



Y-76 Claridge Pointe on the Greens Sign on pathway to Adult Recreational Area.

**Claridge Pointe Homeowners Association
Part III - Appendix
Surface Drainage North Claridge Pictorial Map**



The dotted line to the west of these homes is surface drainage pipe installed by the builders. This pipe is NOT connected to City of Reno drainage system.

There is a catch basin in the curb in front of 7890 North Claridge Pointe Parkway which connects to a surface drain which flows between 1 and 3 Brookshire and then out onto the hill in the north east section of 1 Brookshire.



In 2005 lawsuit funds were used to dig out the entire length of the concrete retaining wall, install drainage rock, drainage pipe and then back filled. This was done in order to relieve the hydraulic pressure from water buildup from the dirt. The drainage pipe terminated in a french drain.

Claridge Pointe Homeowners Association Part III - Appendix Surface Drainage South Claridge Pictorial Map - Page 1



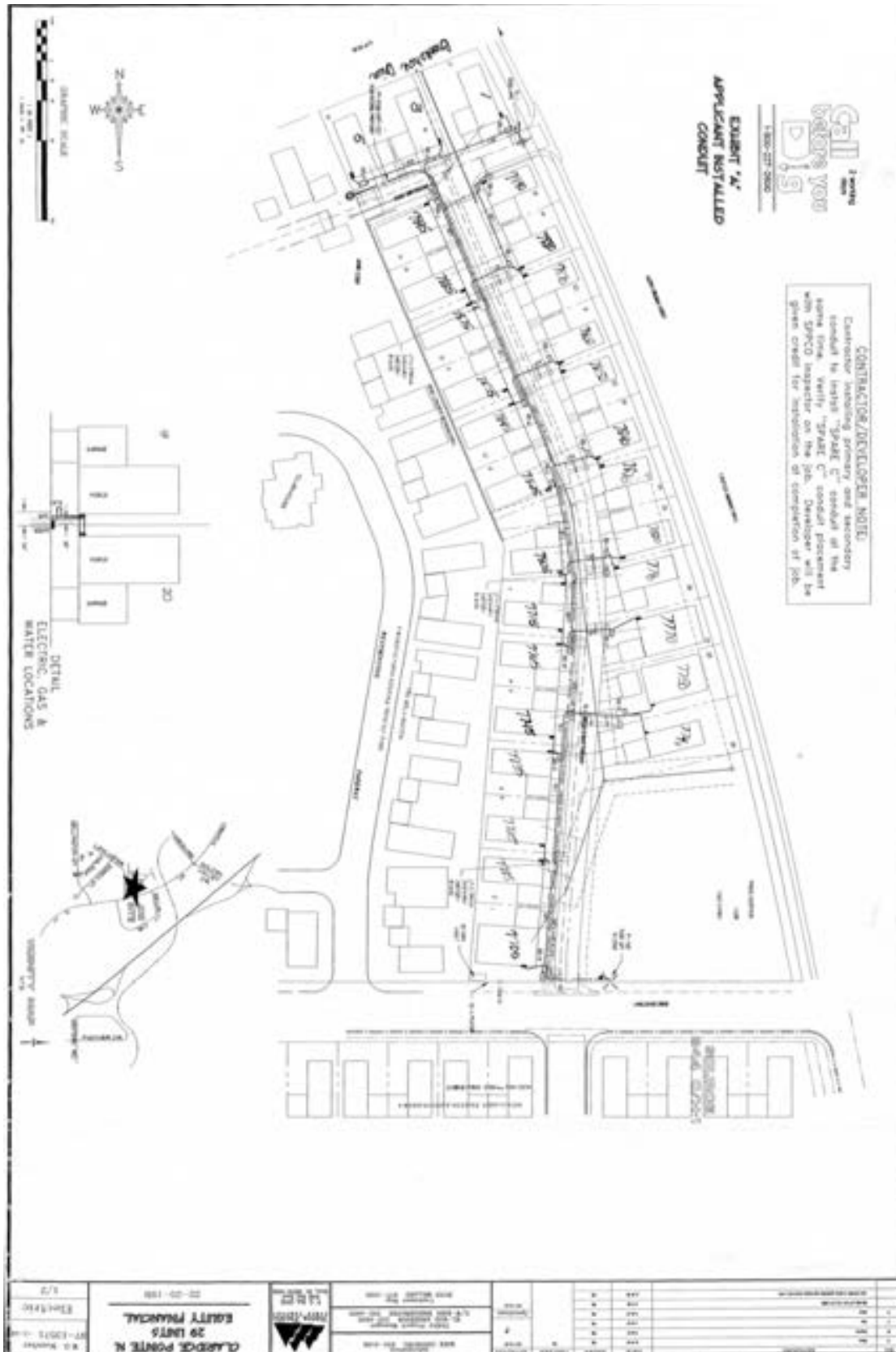
There are eight surface drain locations throughout South Claridge as shown on the map to the left. The yellow dotted line represents perforated surface drainage pipe installed by the builders. The white dotted line represents underground piping connecting surface drains 1 - 5. The red dotted line represents perforated surface drainage pipe installed by WES Construction in 2005. All drains connect to the City of Reno surface drain system. Pictures are on the next page.



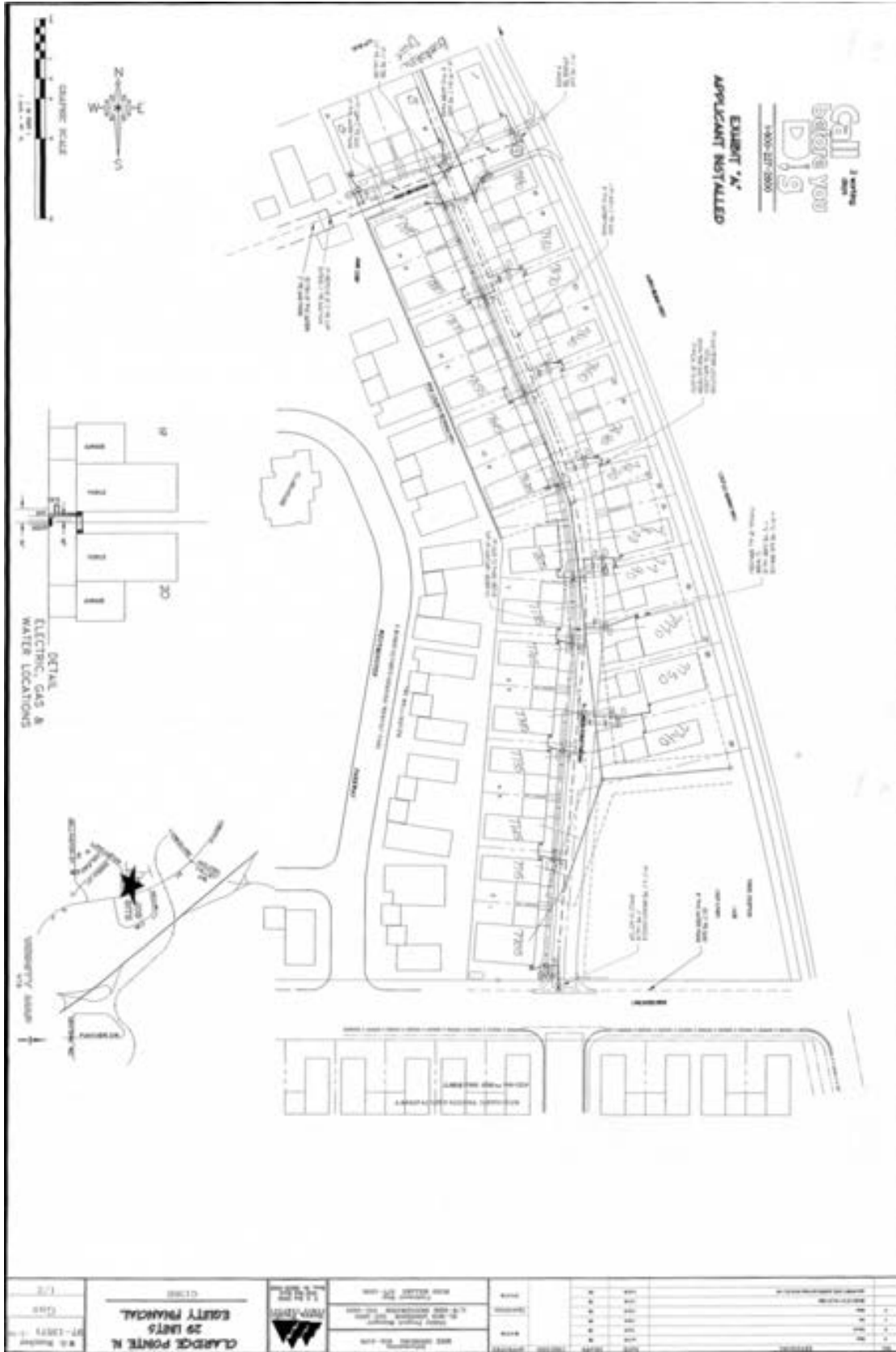
**Claridge Pointe Homeowners Association
Part III - Appendix
Surface Drainage South Claridge Pictorial Map - Page 2**



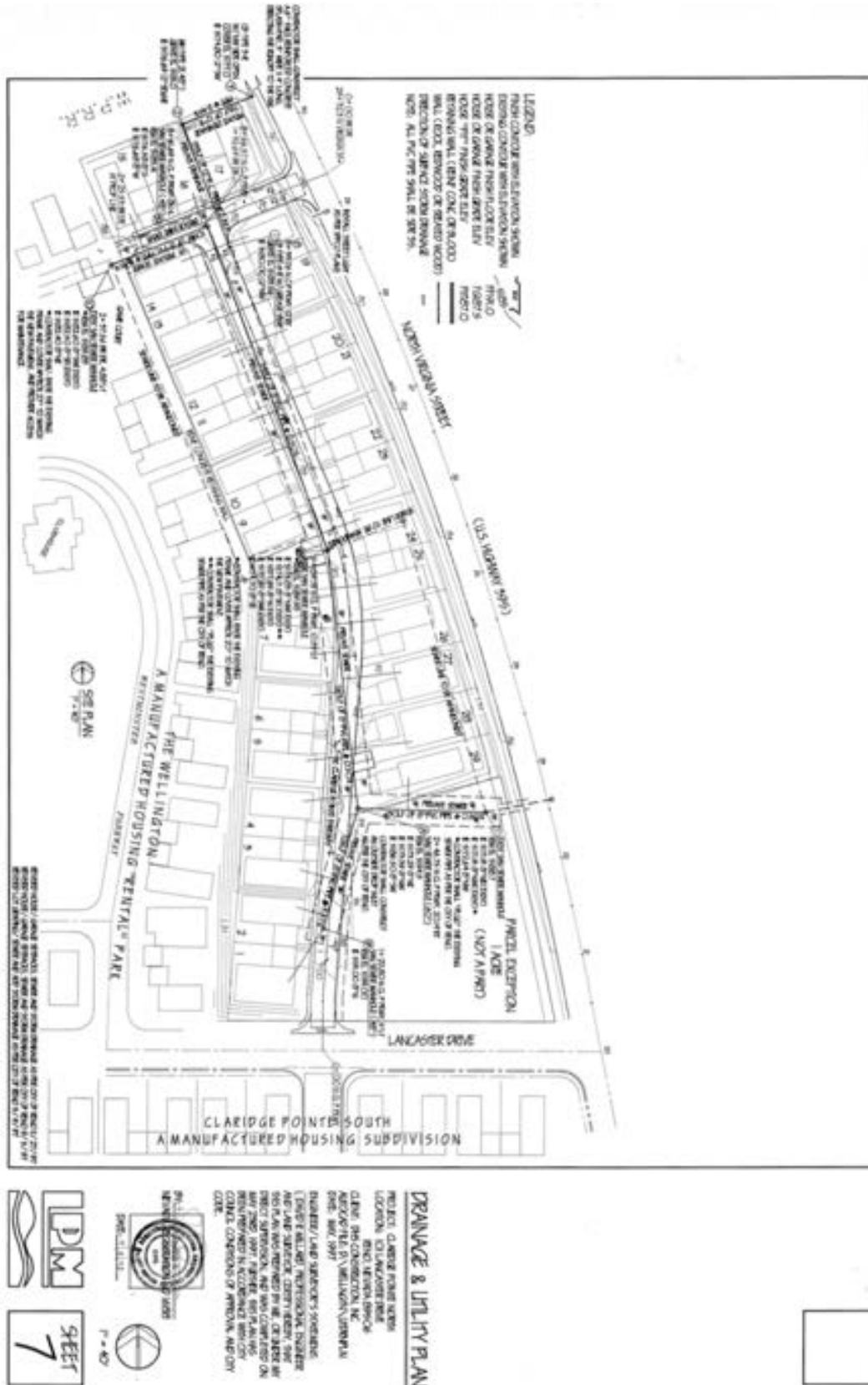
Claridge Pointe Homeowners Association Part III - Appendix Utilities North Claridge Electric Plan



Claridge Pointe Homeowners Association Part III - Appendix Utilities North Claridge Gas Plan



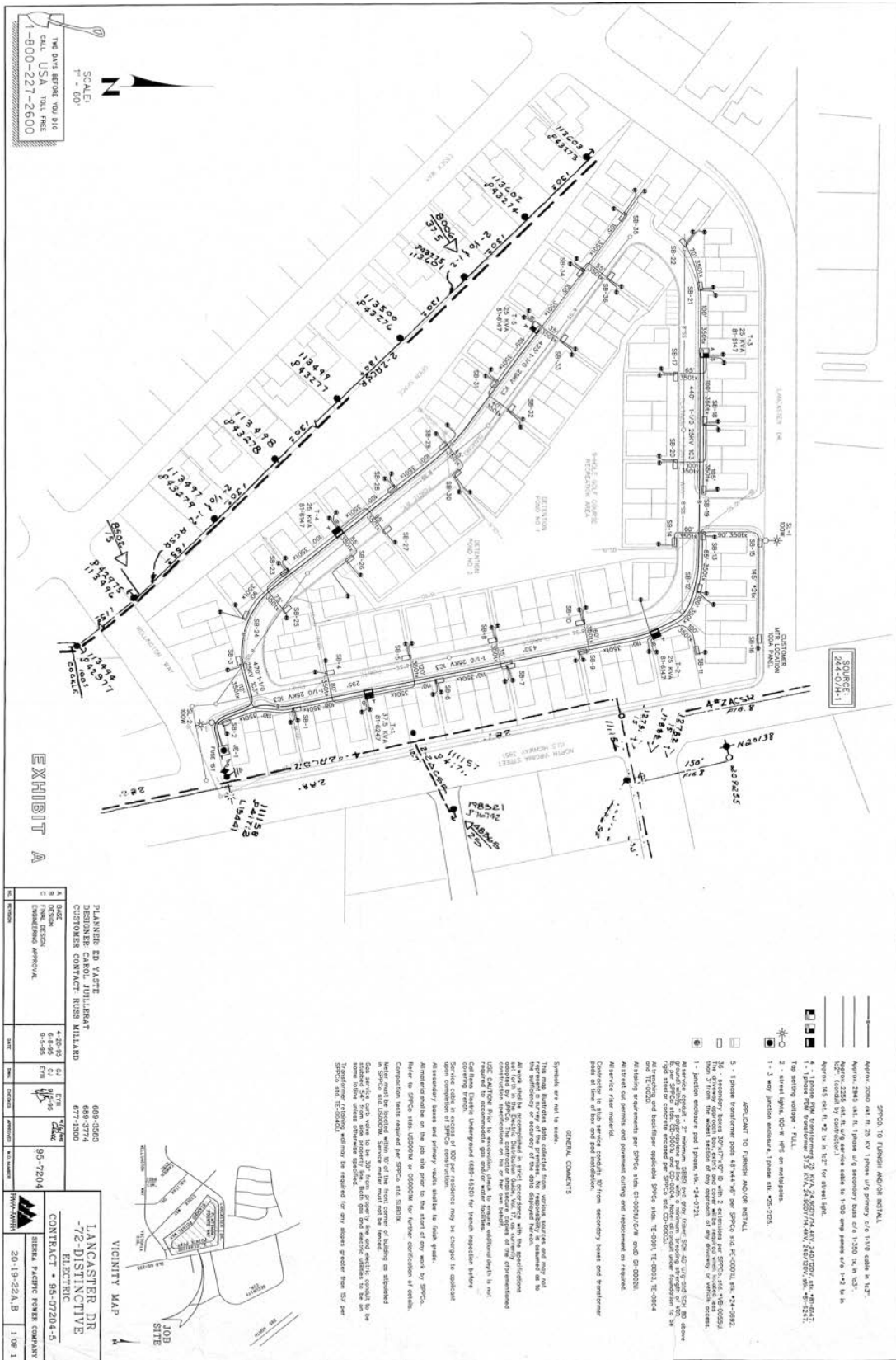
Claridge Pointe Homeowners Association Part III - Appendix Utilities North Claridge Sewer and Storm Drains Plan



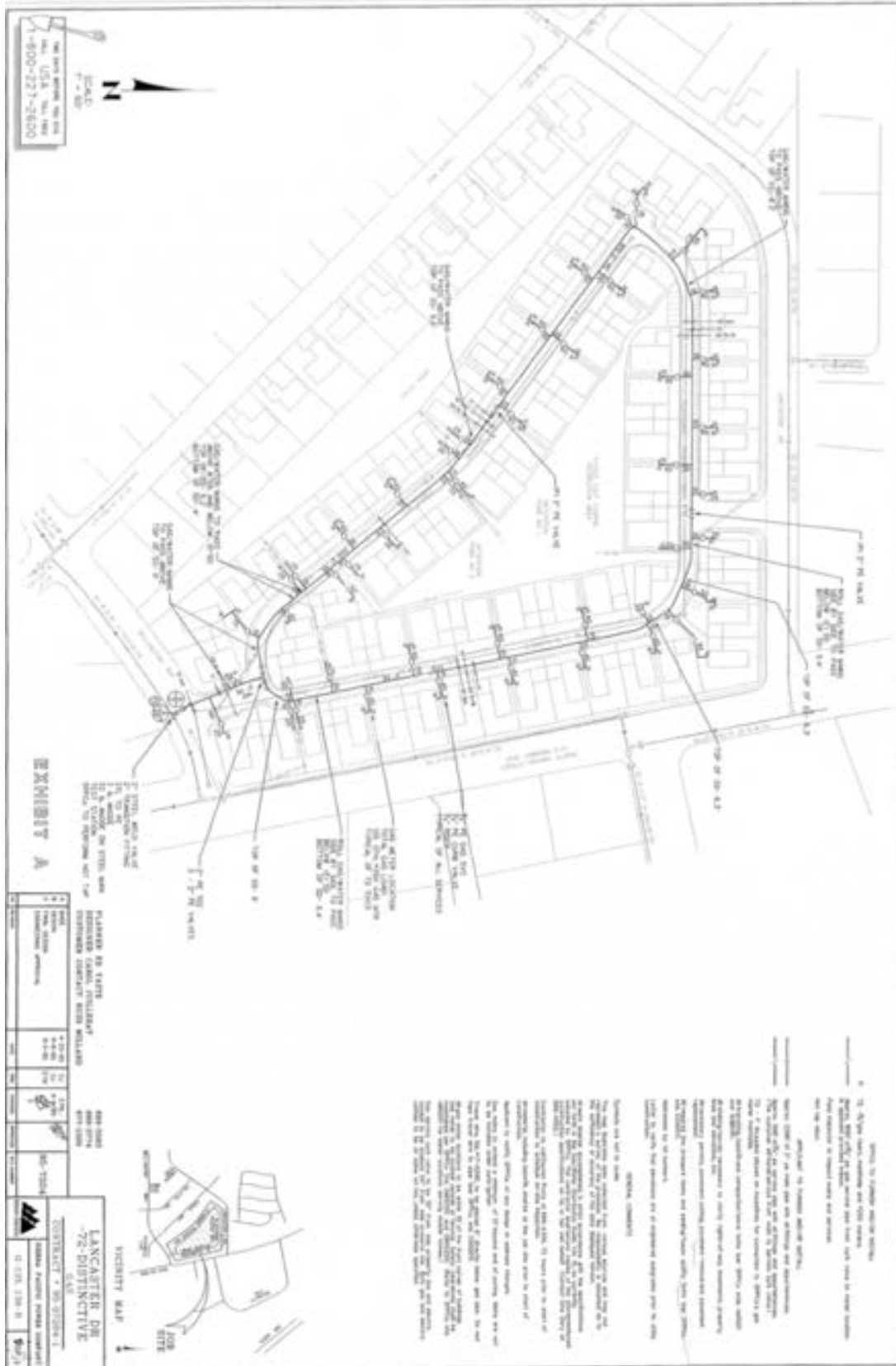
Claridge Pointe Homeowners Association Part III - Appendix Utilities North Claridge Water Plan



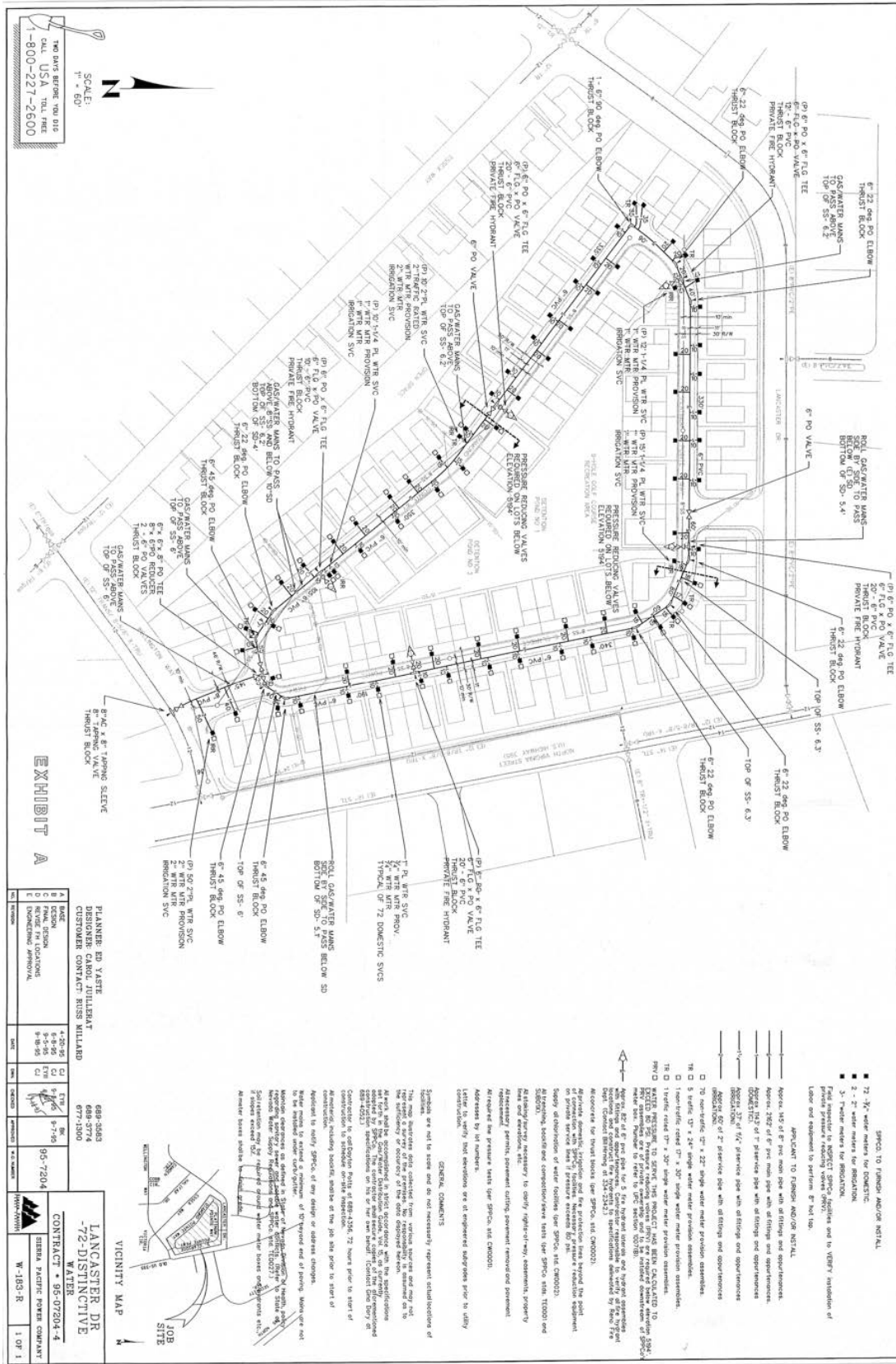
Claridge Pointe Homeowners Association Part III - Appendix Utilities South Claridge Electric Plan



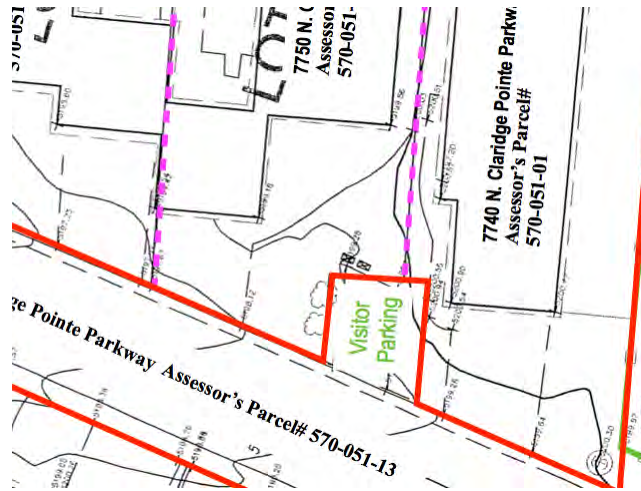
Claridge Pointe Homeowners Association Part III - Appendix Utilities South Claridge Gas Plan



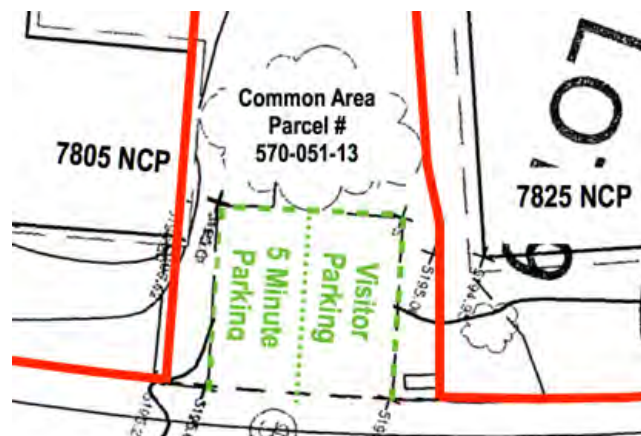
Claridge Pointe Homeowners Association Part III - Appendix Utilities South Claridge Water Plan



**Claridge Pointe Homeowners Association
Part III - Appendix
Visitor Parking North Claridge Pointe**



Between 7740 and 7750 North Claridge Pointe Parkway



Between 7805 and 7825 North Claridge Pointe Parkway

**Claridge Pointe Homeowners Association
Part III - Appendix
Visitor Parking South Claridge Pointe – Page 1**

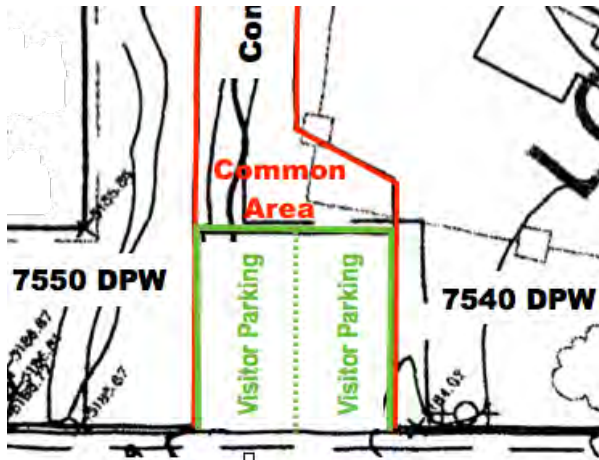


Mailbox Parking West of 140 Platinum Pointe Way

**Claridge Pointe Homeowners Association
Part III - Appendix
Visitor Parking South Claridge Pointe – Page 2**



Between 7591 and 7601 Diamond Pointe Way



Between 7540 and 7550 Diamond Pointe Way

**Claridge Pointe Homeowners Association
Part III - Appendix
Visitor Parking South Claridge Pointe – Page 3**

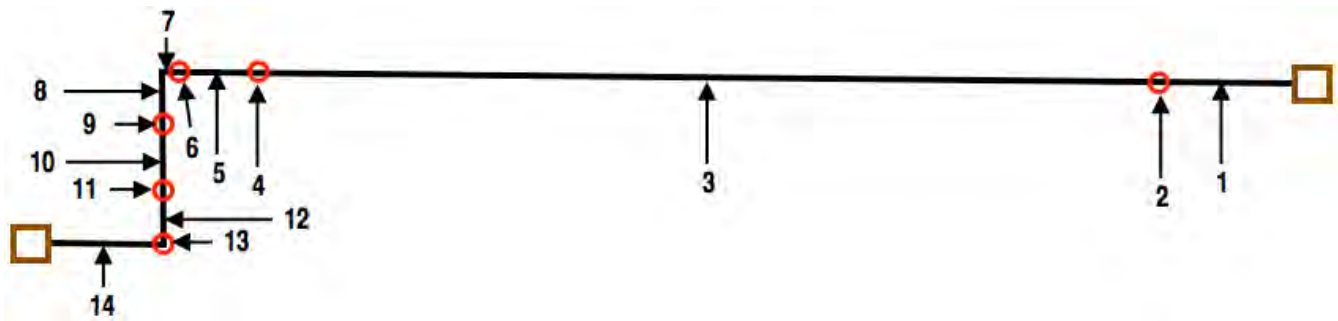


Association Owned Property for Future Parking Area

**Claridge Pointe Homeowners Association
Part III - Appendix
Water Access Covers Map for North and South Claridge**



**Claridge Pointe Homeowners Association
Part III - Appendix
Wrought Iron Gates North Claridge – Page 1**



Wrought Iron located at Lancaster Drive and North Claridge Pointe Parkway All 6 Foot High				
Wrought Iron	Section	Feet	Inches	Total Inches
Fixed	1	4	7	55
Post	2	0	4	4
Vehicle Lift Gate	3	21	4	256
Post	4	0	4	4
Fixed	5	3	7	43
Post	6	0	4	4
Fixed	7	0	7	7
Fixed	8	5	2.25	62.25
Post	9	0	2.5	2.5
Fixed	10	7	9.9	93.9
Post	11	0	2.5	2.5
Fixed	12	7	10.25	94.25
Post	13	0	2.5	2.5
Pedestrian Gate	14	4	11.25	59.25
Total Wrought Iron		Total Footage =		57.51

**Claridge Pointe Homeowners Association
Part III - Appendix
Wrought Iron Gates North Claridge – Page 2**

Wrought Iron Gates in between 5 & 7 Brookshire Drive



Wrought Iron	Section	Length	Wrought Iron	Section	Length	Comments
Hinge Post	1	4"	North Gate	5	12' 9"	Approximate Square Footage of Wrought Iron
Hinge Spacing	2	2"	Hinge Spacing	6	2"	
South Gate	3	12' 9"	South Gate	7	4"	130 SF
Gate Spacing	4	2"				

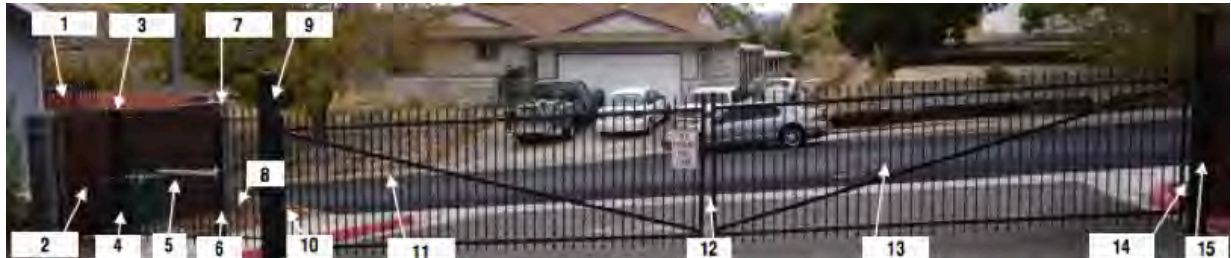
Wrought Iron Gates 1 Brookshire Drive & North Virginia Street



Wrought Iron	Section	Length	Wrought Iron	Section	Length	Comments
Support Post	1	2"	Hinge Spacing	7	2"	Approximate Square Footage of Wrought Iron =
Pedestrian Gate	2	4' 0"	North Gate	8	11' 2"	
Hinge Spacing	3	4"	Gate Spacing	9	2"	145 SF
Hinge Post	4	2"	South Gate	10	11' 2.5"	
Fixed Gate	5	2' 2"	Hinge Spacing	11	2"	
Gate Post	6	4"	Hinge Post	12	4"	

**Claridge Pointe Homeowners Association
Part III - Appendix
Wrought Iron Gates South Claridge**

Wrought Iron Gates at Wellington Way and South Claridge



Section	Length	Section	Length	Section	Length	Comments
Fixed guard [2' H] #1	4' 4"	Latch Post Space #6	2.5"	Vehicle Gate East #11	17' 5"	Approximate Square Footage of Wrought Iron: 260 SF
Fixed gate #2	3' 1.5"	Latch Post #7	2"	Spacing #12	3"	
Hinge Post #3	3"	Fixed gate #8	1' 10.5"	Vehicle Gate West #13	17' 5"	
Hinge Space #4	2.5"	Gate Hinge Post #9	8"	Hinge Space #14	2"	
Pedestrian Gate #5	4' 7.25"	Hinge Space #10	2"	Gate Hinge Post #15	8"	

Wrought Iron Gates at South Claridge and Lancaster Drive



Section	Length	Section	Length	Section	Length	Comments
Mag Lock Post #1	4' 4"	Fixed Gate #6	2.5"	Mag Lock Post #11	17' 5"	Approximate Square Footage of Wrought Iron: 235 SF
Vehicle Gate West #2	3' 1.5"	Fixed Gate #7	2"	Fixed Gate #12	3"	
Hinge Space #3	3"	Gate Hinge Post #8	1' 10.5"	Gate Latch Post #13	17' 5"	
Gate Hinge Post #4	2.5"	Hinge Space #9	8"	Pedestrian Gate #14	2"	
Fixed Gate #5	4' 7.25"	Vehicle Gate East #10	2"			